

PB# 95-7

MUSCO, DANTE

45-1-46

MUSCO, DANTE SUB.
4 Lots (Zimmerman)

95-7

Approved 6/27/95

Planning Board
Town Hall
555 Union Ave.
New Windsor, N.Y. 12553

NO. 95-7

February 16, 1995

RECEIVED FROM Musco Folding Partitions Co.

Six Hundred Fifty 00/100 DOLLARS

Escrow \$600.00 Application fee \$50.00

Account Total \$ 650.00

Amount Paid \$ 650.00 CK3414

Balance Due \$ -0- Neil 2/16/95
Myra Mason, Secy to the P.B.

"THE EFFICIENCY LINE" AN AMPAD PRODUCT

Planning Board
Town Hall
555 Union Ave.
New Windsor, N.Y. 12553

NO. 95-7

June 26, 1995

RECEIVED FROM Musco Folding Partitions

One Thousand Five Hundred 00/100 DOLLARS

3 Lots @ \$500.00 ea. - Recreation Fee

Account Total \$ 1,500.00

Amount Paid \$ 1,500.00

Balance Due \$ -0- Neil 6/26/95
Myra Mason, Secy to the P.B.

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

1470

June 26 1995

Received of Musco Folding Partition \$ 270.00

Two Hundred Seventy 00/100 DOLLARS

For Approval Fees P.B. # 95-7

DISTRIBUTION

FUND	CODE	AMOUNT
CK # 1086		270.00

By Dorothy H. Hansen

Town Clerk

Title

Map Number 112-95 City 95-1
Section 45 Block 1 Lot 46 Town X Village New Windsor

Title: Musco, Dante Subdiv.

Dated: May 1, 1995 Filed July 10, 1995

Approved by Henry P. VanLeeuwen
on 6-27-95

Record Owner Musco, Dante & Peggy

(2 sheets)

JOAN A. MACCHI
Orange County Clerk

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/28/95

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LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 95-7

NAME: DANTE MUSCO SUBDIVISION

APPLICANT: MUSCO, DANTE

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
02/16/96	REC. CK. # 3414	PAID		600.00	
02/22/95	P.B. ATTY. FEE	CHG	35.00		
02/22/95	P.B. MINUTES	CHG	27.00		
04/26/95	P.B. ATTY. FEE	CHG	35.00		
04/26/95	P.B. MINUTES	CHG	54.00		
05/10/95	P.B. ATTY. FEE	CHG	35.00		
05/10/95	P.B. MINUTES	CHG	22.50		
06/21/95	P.B. ENGINEER FEES	CHG	233.50		
06/28/95	RET. TO APPLICANT	CHG	158.00		
		TOTAL:	600.00	600.00	0.00

Please issue a check in the
amount of \$158.00 to:

Musco Folding Partitions Co.
610 Blooming Grove Pk.
New Windsor, NY 12553

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/28/95

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LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 95-7

NAME: DANTE MUSCO SUBDIVISION

APPLICANT: MUSCO, DANTE

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
06/27/95	PLANS STAMPED	APPROVED
05/10/95	P.B. APPEARANCE . ANDY & MARK TO REVIEW DEEDS	ND: APPRD. COND.
04/26/95	P.B. APPEARANCE (PUB HRG) . NO FURTHER SUB. OF LOTS 3+4 - LEAVE BUFFER ZONE (50') . SITE VISIT 5/3/95 AT 6:30 (NOTIFIED MOORES + PHIPPS 4/27/95	P.H. HELD
02/22/95	P.B. APPEARANCE	LA: SCHED. P.H.
02/15/95	WORK SESSION APPEARANCE	SUBMIT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/28/95

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LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 95-7

NAME: DANTE MUSCO SUBDIVISION

APPLICANT: MUSCO, DANTE

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	02/16/95	MUNICIPAL HIGHWAY	02/23/95	APPROVED
ORIG	02/16/95	MUNICIPAL WATER . DIAMETER OF PIPE NEEDS TO BE	02/21/95	DISAPPROVED FOR WATER LINE
ORIG	02/16/95	MUNICIPAL SEWER	05/05/95	SUPERSEDED BY REV1
ORIG	02/16/95	MUNICIPAL FIRE	02/22/95	APPROVED
ORIG	02/16/95		05/05/95	SUPERSEDED BY REV1
ORIG	02/16/95		05/05/95	SUPERSEDED BY REV1
REV1	05/05/95	MUNICIPAL HIGHWAY .	05/25/95	APPROVED
REV1	05/05/95	MUNICIPAL WATER	05/08/95	APPROVED
REV1	05/05/95	MUNICIPAL SEWER	/ /	
REV1	05/05/95	MUNICIPAL FIRE	05/08/95	APPROVED
REV1	05/05/95		/ /	
REV1	05/05/95		/ /	

SUBDIVISION FEES - TOWN OF NEW WINDSOR

MINOR SUBDIVISION FEES:

APPLICATION FEE.....\$ 50.00 Pd

ESCROW:

RESIDENTIAL:

___ LOTS @ 150.00 (FIRST 4 LOTS).....\$ 600.00 Pd
___ LOTS @ 75.00 (ANY OVER 4 LOTS).....\$ _____

COMMERCIAL:

___ LOTS @ 400.00 (FIRST 4 LOTS).....\$ _____
___ LOTS @ 200.00 (ANY OVER 4 LOTS).....\$ _____

TOTAL ESCROW DUE....\$ _____

* * * * *

APPROVAL FEES MINOR SUBDIVISION:

PRE-PRELIMINARY PLAT APPROVAL.....\$ 50.00
PRELIMINARY PLAT APPROVAL\$ 100.00
FINAL PLAT APPROVAL (\$100.00 + \$5.00/LOT).....\$ 120.00
FINAL PLAT SECTION FEE.....\$ 150.00
BULK LAND TRANSFER...(\$100.00).....\$ _____

TOTAL SUBDIVISION APPROVAL FEES.....\$ 270.00

* * * * *

RECREATION FEES:

3 LOTS @ ^{500.00}~~\$1000.00~~ PER LOT.....\$ 1500.00

* * * * *

THE FOLLOWING CHARGES ARE TO BE DEDUCTED FROM ESCROW:

PLANNING BOARD ENGINEER FEES.....\$ _____
PLANNING BOARD ATTORNEY FEES.....\$ _____
MINUTES OF MEETINGS.....\$ _____
OTHER.....\$ _____

* * * * *

PERFORMANCE BOND AMOUNT.....\$ _____

5% OF ABOVE AMOUNT.....\$ _____

ESTIMATE OF PRIVATE IMPROVEMENTS: \$ _____

4% OF FIRST \$50,000.00 OF ABOVE:.....\$ _____

2% OF REMAINDER OF ABOVE:.....\$ _____

TOTAL INSPECTION FEE DUE:.....\$ _____

6/22/95 - Notified Amy @ Zimmermann's of
the fee amounts that are due.

AS OF: 06/21/95

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 95- 7

FOR WORK DONE PRIOR TO: 06/21/95

										-----DOLLARS-----			
TASK-NO	REC	--DATE--	TRAN	EMPL	ACT	DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED	BALANCE	
95-7	83206	01/18/95	TIME	MJE	WS	MUSCO SUB	70.00	0.40	28.00				
95-7	84683	02/15/95	TIME	MJE	WS	MUSCO SUB	70.00	0.50	35.00				
95-7	84420	02/17/95	TIME	MCK	CL	M/RVW COMMENTS	25.00	0.50	12.50				
95-7	84687	02/17/95	TIME	MJE	MC	MUSCO	70.00	0.50	35.00				
									110.50				
95-7	86179	02/28/95				BILL 95-238 3/14/95 PD					-110.50		
												-110.50	
95-7	89840	04/25/95	TIME	MCK	CL	M/RVW COMMENTS	25.00	0.50	12.50				
95-7	90064	04/25/95	TIME	MJE	MC	MUSCO	70.00	0.40	28.00				
95-7	90499	05/10/95	TIME	MJE	MM	MUSCO SUB COND APPL	70.00	0.10	7.00				
95-7	91237	05/10/95	TIME	MCK	CL	M/RVW COMMENTS	25.00	0.50	12.50				
95-7	91728	05/10/95	TIME	MJE	MC	MUSCO	70.00	0.40	28.00				
95-7	91730	05/10/95	TIME	MJE	MC	MUSCO RVW W/BI	70.00	0.20	14.00				
95-7	93665	06/21/95	TIME	MJE	MC	REVIEW FINAL MUSCO	70.00	0.30	21.00				
TASK TOTAL									233.50	0.00	-110.50	123.00	
GRAND TOTAL									233.50	0.00	-110.50	123.00	

REGULAR ITEMS:

MUSCO, DANTE SUBDIVISION (95-7) CORNER OF RT. 94 AND
WILLOW LANE

Mr. Anthony Viccaro appeared before the board for this proposal.

MR. PETRO: Just to bring everybody up to par, we had a public, we held a public hearing at the last meeting on this application. There were some comments to be made to the board which we'll review as soon as Mr. Viccaro is ready. There was also a site visit, Ron, I believe you and a couple of the members were there at the site visit?

MR. LANDER: Myself, Carmen and Henry.

MR. PETRO: And that was I believe last Wednesday and I went myself on Monday morning and toured the property. Okay, Anthony?

MR. VICCARO: Essentially, what you say is true, we had the public hearing last week, it was open and closed. The Planning Board made some comments which we believe we addressed which were rather minor. Most important one was the 50 foot buffer along the properties and Mark Street which we have added and we have added a note 7 which makes reference to the use of the buffer strip.

MR. PETRO: As far as note number 7, Andy, I guess I'm going to ask you this question, we have it on the map, the Planning Board is aware of it, I talked to Mark at the last, after the last meeting, is this going to have to be built into the deeds also?

MR. KRIEGER: Should be.

MR. PETRO: Once the map is filed, how is the applicant or anybody else--

MR. KRIEGER: Should be built in whatever deeds are bordering the intended buffer zone, see now here it shows a buffer strip only on lot 4.

MR. BABCOCK: That is correct.

MR. KRIEGER: So, only lot 4 would need to reflect that. That should be a condition of any approval that I approve the deed for the property.

MR. PETRO: That is the only one that is being affected, is that correct?

MR. BABCOCK: That is correct.

MR. PETRO: Ron and Carmen being you were on the site visit, I was there myself on Monday, you want to talk about it? I know some of the drainage comes off the top lot.

MR. LANDER: From that public hearing, we were hearing that they had a lot of water problems coming down Mark Street. We all know water flows downhill. It has nothing to do from what I can see there from this application that is in front of us now. It's for another subdivision that was done back in, I forget what the date, was maybe '86 or '87 and from the clearing maybe that was done up there, but like I say, water does flow downhill and they are at the top of the hill. People at the bottom get all the water. What Henry and Carmen and myself had discussed there maybe the town engineer could take a look at that and see what they can do to alleviate, maybe they can put culverts in, the only thing you'll do there is speed the water up getting down to the bottom.

MR. DUBALDI: I don't think any of the problems are pertaining to this site, I don't think there's anything that Mr. Musco can do.

MR. PETRO: That is my sentiment 100%, I looked at it myself and I think--

MR. DUBALDI: You do want to try to do something but it's not on the site plan.

MR. PETRO: The buffer strip should help a little bit so we have that on the map, we'll discuss that with the

people when they were here, and that will alleviate some of the problem.

MR. LANDER: Cause most of this water here doesn't really flow on this subdivision, really doesn't flow towards Mark Street, flows down towards Willow Avenue. Now, my question to Mark and maybe or Mike maybe they have an answer, was there any drainage done on Willow at all? Does anybody know besides Skippy?

MR. EDSALL: I'm not aware of any but we have to look at here, if there's no drainage problems being created or made a worse condition from this subdivision process, the subdivision, if there is a town drainage concern, we can go back and maybe meet with the highway superintendent, see if there's something we can do to relieve the problems that these people are experiencing.

MR. STENT: The topo of the land is not being changed at all, so it is going to have the natural flow that has been there.

MR. LANDER: Let's not say that it is not going to be changed. Once the lot is sold, I would imagine that the person there has the right to run a bulldozer through his property.

MR. PETRO: Once again, and I want to reflect this in the minutes that Mr. Musco has enough ample land there, I think we did a calculation at the last meeting to build 19 homes and he's elected to build 3 with no further subdivision, is that stated on the map anywhere?

MR. VICCARO: No further subdivision?

MR. PETRO: Yes.

MR. EDSALL: That is note 3.

MR. PETRO: Very good, okay. With that, he's been here a number of times. We have fire approval on 5/8/95, water approval on 5/8/95 and highway approval on 2/23/95. We should take care of number 3.

MR. DUBALDI: Make a motion we declare negative dec under the SEQRA process.

MR. EDSALL: Something I'd like to start adding into these motions so that we can have them properly complete is note that it is in fact in our opinion an unlisted action and we're doing an uncoordinated review looking purely at our aspects and then in turn, you can add to it the negative dec, if that is your decision.

MR. DUBALDI: I'll add that to my motion.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec under the SEQRA process on the Musco subdivision. And it's an uncoordinated, how do you want to word that?

MR. EDSALL: Unlisted action and we're doing an uncoordinated review.

MR. PETRO: Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. STENT	AYE
MR. LANDER	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE

MR. LANDER: Like to make a motion that we approve the Dante Musco subdivision.

MR. STENT: Second it.

MR. KRIEGER: Subject to the attorney verifying that the description of the deed for lot 4 does in fact adequately--

MR. LANDER: Include the buffer, so moved.

MR. PETRO: Motion has made and seconded that the New

May 10, 1965

8

Windsor Planning Board grant final approval to the Musco minor subdivision on Route 94 and Willow Lane, subject to the attorney reviewing the deeds for the lot number 4 and meeting with his approval. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. STENT	AYE
MR. LANDER	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE

April 26, 1995

3

PUBLIC HEARING:

MUSCO, DANTE SUBDIVISION (95-7) CORNER OF RT. 94 AND
WILLOW AVENUE

Anthony Viccaro from Zimmerman Engineering appeared before the board for this proposal.

I am Anthony Viccaro with Zimmerman Engineering. This is a four lot subdivision on 6.7 acres located on Willow Avenue and Route 94. The applicant and owner is Mr. Dante Musco. Each lot proposed is greater than one acre. The required area is 15,000 square feet. On Willow Avenue, there's municipal water and sewer available. The owner lives at the existing dwelling shown on lot 3, the driveway that is shown connecting to Route 94 will be relocated to connect to Willow Avenue as shown.

MR. PETRO: Last time we had talked about the old driveway being removed, can you just go over that one more time please?

MR. VICCARO: As you know, we planned to connect the existing driveway to Willow Avenue and there was some concern expressed that the timeliness of that driveway since it affects lot 1 and 2, we added a note that says existing driveway through lots 1, 2 and 3 would be relocated prior to the issuance of a building permit, note number 6.

MR. VAN LEEUWEN: I have no note number 6 on mine.

MR. DUBALDI: Me neither.

MR. PETRO: Me neither.

MR. DUBALDI: We have February 16 map.

MR. VAN LEEUWEN: I've got February 6.

MR. PETRO: The plan that you have up on the board is that a revised plan?

MR. VICCARO: Yes.

MR. VAN LEEUWEN: Did you bring the other plans in to the secretary?

MR. VICCARO: No.

MR. PETRO: Revised in what manner?

MR. VICCARO: Just note number 6.

MR. PETRO: That is the only difference on the plans?

MR. VICCARO: Yes.

MR. PETRO: This is a public hearing, if that is the only altercation, just the note?

MR. VICCARO: Yes.

MR. LANDER: This is a new plan that you have there?

MR. PETRO: This is a public hearing but first we're going to review it and at some point, I'll open it up to the public but the board is going to review it first.

MR. DUBALDI: Ask him what it says under revisions over there.

MR. VAN LEEUWEN: Mine is blank, I've got a February map that says February 6.

MR. VICCARO: I'm sorry, well, I thought well, I don't know why you don't have the plan but obviously, as I said, note number 6 wasn't shown that is the revision we're going to make.

MR. PETRO: Mark, do you have any problem with that, if that is the only thing?

MR. EDSALL: No, I would think that you can review the plan that you have before you and if we have any questions on the note, we can clarify that later.

MR. VAN LEEUWEN: I think those driveways should be

removed and relocated before the building permits for lot 1 and 2 are issued.

MR. VICCARO: That is, well, that is what our note states which you don't have.

MR. PETRO: Read the note.

MR. VICCARO: The existing driveways, driveway through lots 1, 2 and 3 shall be relocated to Willow Avenue prior to the issuance of the first building permit.

MR. VAN LEEUWEN: Okay, I have no problem with it.

MR. PETRO: We touched a little bit on drainage also can you just give us some indication on what we're looking at as far as any type of drainage coming off the lots? Mark, can you add anything to that maybe?

MR. EDSALL: I was just asking Mike a question.

MR. VAN LEEUWEN: Also Route 94 and Willow Avenue that is one thing I know.

MR. PETRO: The drainage, the flow, where is the water going off the lots? I realize that they are not really changing any of that because it's not that much flow off the existing house itself.

MR. EDSALL: If the contours are accurate, you would understand that the flow is a sheet flow toward Willow, but I do have a copy of a letter sent in by one of the adjoining property owners which would lead me to believe that there is some other flow occurring that we really don't pick up based on the contours.

MR. PETRO: Let's table that.

MR. EDSALL: They need to look at that further.

MR. LANDER: Mr. Zimmerman, lot 4 I think we had asked for a note on the plan, no further subdivision of lot number 4.

MR. VICCARO: I don't recall but I am sure that with

the applicant's permission.

MR. DUBALDI: It says there shall be no further subdivision of lot number 1 and 2, we asked for number 4 as well.

MR. VAN LEEUWEN: Correct, we did.

MR. VAN LEEUWEN: Should be no further subdivision for the whole subdivision, this should end it.

MR. PETRO: Dante, do you remember anything about that?

MR. MUSCO: I didn't hear about it. It's not a problem. I only did that to protect whoever is going to buy it so you can put that for all four, it doesn't really matter because it's not going to get subdivided any further.

MR. PETRO: We can add that there will be no further subdivision of lot number 1, number 2, 3 and 4, we can also add that.

MR. LANDER: Mr. Chairman, I'd like to enter into the record a letter received from Mr. Joseph McDermott, 9 Mark Street. And he would like us to make sure that the drainage is checked very carefully on this project, since he's right behind Triffalo (phonetic), I believe he's on Mark Street, I don't know how much water will be going down there, all depends on how much they disturb there but we want to make sure that Triffalo and McDermott and Mr. Ebbie (phonetic) don't get deluged with a lot of water.

MR. PETRO: Looks like the contours.

MR. VAN LEEUWEN: That is the new lots that came off this property originally.

MR. MUSCO: No, Ebbie is not, Ebbie is on Willow and the other ones are all on Mark, McQue and Volpe are the new lots, they are up at the top.

MR. VAN LEEUWEN: McQue and Powell, is that?

MR. MUSCO: Powell is on 94, he's in front of McQue.

MR. VAN LEEUWEN: So it's McQue, how many houses did you put back there, wasn't it three or four?

MR. MUSCO: There was 6 acres, there was two houses, I subdivided into two lots, two, three and a half and two and a half.

MR. PETRO: Mike, the square footage of this property, with the zoning law as it stands, I see minimum lot area 15,000 square feet?

MR. BABCOCK: That is correct.

MR. PETRO: If we took the entire acreage at 15,000, how many houses is he allowed to put on this subdivision? Can you figure that out Mark, please?

MR. EDSALL: Sure.

MR. VAN LEEUWEN: Approximately three houses per acre, Jim.

MR. PETRO: What's the total acreage?

MR. BABCOCK: 6.74 acres.

MR. EDSALL: Well, straight calculation, it's over 19, that is assuming you put a road in and were able to get full benefit.

MR. PETRO: And he's asking for four, three actually because there's one existing.

MR. EDSALL: Right.

MR. PETRO: Lot number 3 is existing so you're asking for three and there could be a possible 19. Also, the roadway on lot number 1 is on 94 and that is the lot on 94, next to 94 and the other, which is the existing house plus two new ones would exit on Willow Avenue, is that correct?

MR. VICCARO: Yes.

MR. PETRO: Are there any further questions from the board at this time? If not, I'd like to open it up to the public. Is there any further discussion at this time?

MR. LANDER: Only one thing we're going to ask that you leave a buffer of, we'll arrive at a number for this buffer on Mark Street side and behind the homes on Willow on lot 4, same thing with McQue and Powells, I don't know how much vegetation is up there right now but we want to leave some there so they don't have to watch.

MR. VAN LEEUWEN: How wide, 50 feet?

MR. LANDER: I think we'll take a look at this, take a ride up there.

MR. VAN LEEUWEN: I've got no problem with that, I prefer that, matter of fact.

MR. PETRO: Okay, if there's no further discussion at this time, this is a public hearing. On March 3, 1995, 17 addressed envelopes containing attached notice of public hearing went out March 30, 1995, 17 letters did go out. So at this time, if anyone in the audience is here on behalf of this application, please raise your hands and be recognized, come forward, state your name and address.

MR. RAYMOND PHIPPS: Raymond Phipps, 13 Mark Street, just two comments. If this is a legal hearing, the names of the streets are incorrect and I brought that to the attention of the office here several weeks ago, it's Willow Lane in New Windsor and Willow Avenue in Cornwall and they also have on the paperwork Marks Street and it hasn't been Marks Street for, it's M-A-R-K but you mentioned a buffer or something behind the property, it's on Mark Street, is that right?

MR. VICCARO: Yes.

MR. LANDER: That is what I mentioned.

MR. PHIPPS: That I hadn't heard before.

MR. PETRO: Turn the map around also so people in the audience can see it because we have ours.

MR. LANDER: That buffer would go all around the, around this property right behind your house, behind the Moores, along McQue, Powells and then take note of these aren't the revised plans, so they would be changed.

MR. PHIPPS: My house is on the buffer that you mentioned.

MR. LANDER: We're going to take a look see how wide.

MR. PETRO: They were notified of the road changes so it's in the process of being corrected.

MR. PHIPPS: Thank you.

MRS. JEAN PHIPPS: Jean Phipps, I am worried about water and because when he brought this up before the first house was put up on the top of the hill, I saw what had happened on the right-hand side, the water was gushing down. And since that house, Volpe house, I assume has been put up there for four years, I have had water that we haven't had in 36 years. And it's gone in our cellar and they just put a pipe last summer after trying to get it for three years and I just want to make sure that we're not closed in, that we have got this water gushing down and I am talking mud and stones, I'm not just talking gushing water and I wanted to make sure that we're not going to get that from the back.

MR. PETRO: If you look at the map here, I see where you live on this, I guess the west side of lot number 4, the contour showing that you are higher than the new subdivision, you're actually higher than it is.

MRS. PHIPPS: What about the water that will come down from the house that is on the top there?

MR. VAN LEEUWEN: That is why one of the reasons why

we're going to go down and take a look.

MR. PETRO: If we can do anything but this doesn't affect this subdivision, but we will look at that when we're there.

MRS. PHIPPS: And I wanted to know whether they are going to keep the wall up, stone wall?

MR. MUSCO: Well, you know once you sell the land, I can't guarantee what they are going to do, I would assume here they are going to leave the wall.

MR. LANDER: I think we can get that written into the map.

MR. MUSCO: I'm not going to restrict the land so I can't sell it, I'll do anything to make everybody happy but you can't be ridiculous. In other words, the wall's been there for 100 years, I have been paying taxes on it for 11, so I can't guarantee what's going to happen, I don't think anyone's going to move that stone wall.

MR. PETRO: Most people want them. If we ask you to leave 50 foot buffer zone and that includes the wall.

MR. MUSCO: I am willing, if you are worried about the wall, you're worried about some land, if you want to, I'll give you the 50 foot buffer free but if you are worried about the land, I'll sell you 50 feet. I'll sell you 60 feet. I don't care. I'm not going to give it to you. In other words, it doesn't matter. I can't guarantee what they are going to do.

MR. PETRO: I believe the people would be happy with the buffer zone.

MR. MUSCO: I'm not trying to sell anything.

MR. PETRO: Also, our attorney points out too that the stone wall really is the property line so.

MRS. PHIPPS: Not all, I think some came over about, you know, this much.

MR. PETRO: On this proposal, the stone wall is, there is, matter of fact, there is 4 on lot number 4 that are right on the line. When we say a buffer zone, they are going to put up some shrubbery, some trees around the stone wall, kind of buffer.

MR. MUSCO: There's a woods, woods there now.

MR. PETRO: Not disturbed.

MR. MUSCO: I can't see anybody building a house and leveling it out but if you have got to have a buffer zone, great, it doesn't matter to me because it's only going to make it better for both sides.

MR. PETRO: I think we have covered that pretty good.

MR. MOORE: Larry Moore, 15 Mark Street. I have photographs I'd like to add of this site and would like to point out the amount of water that occurs. I put an X where the property is, this doesn't include the property only to give an indication of how much there is drainage coming all the way down from Cannon and that this particular property doesn't live in isolation but in fact becomes an area which is a catch basin for that whole amount of water. Now what happens with the water there which I brought out in the other hearing was that underneath is shale and when the water comes down, it hits that shale and spreads out. What we have in my house which I had to do Be-Dry and the whole thing was, I don't have a problem with water the same day that it rains, I have a problem a couple days later. What this provides is a catch basin so that it spreads the water out. If that gets to be developed and people can rip out at trees, we saw it then that decreases that catch basin on that.

MR. VAN LEEUWEN: That is why we're going to go up and take a look, sir.

MR. PETRO: I see where you have the Xs here and that is pretty well wooded. If we have the 50 feet that can't be disturbed.

MR. MOORE: Will that be on the deed?

MR. PETRO: No, on the site plan.

MR. MOORE: If somebody comes in there that buys it and decides to rip out at trees, can they be stopped?

MR. PETRO: It's in violation of the site plan approval.

MR. MOORE: This is McQue's, so that is shooting up this way. I was up by Volpe's and shooting that way down towards it trying to really get some sense of how, it's really a significant drop and this doesn't show on here the elevation outside of the other plans but this is our concern in that the land does have a use and to do that disturbs more than just a few amount of people that it becomes an area and part of the environment.

MR. PETRO: Thank you, sir.

MR. BOB EBBIE: Bob Ebbie, 48 Willow Lane. This will give you, this is what has happened since they built the second house.

MR. LANDER: The second house on the top of Mark Street?

MR. EBBIE: Yes and then you see that, I put on an addition and a dry well, it runs down in this corner of the house and then if I can't keep it pumped out, why then it runs into my basement. This is all wet and there is a stream that comes through this section of the property and I had to build a swale.

MR. LANDER: Mr. Ebbie, just one thing, how long has the stream been coming through the property?

MR. EBBIE: Oh, forever, I mean, it's natural.

MR. LANDER: I was just wondering if it started when the houses were up on top but it's been there for a while?

MR. EBBIE: Yes.

MR. PETRO: Anyone else here on this?

MR. MUSCO: After Ebbie did his little addition there I allowed him to put a swale on my property so the water would not reach his property, surface water that is right behind his house. Now the other side out of the woods of course we didn't do anything like that but just in that area there is, he paid for it, when they were doing the excavating to swale all that out and around and right on the property line so that was already done. Now, if there is still water, see in that area, water, well, I just want to say that that swale was put in there already in that one area.

MR. EBBIE: But it doesn't go over far enough.

MR. PETRO: We're going to go down and take a look it, that part of the problem can be solved leaving the buffer zone around lot 4 and we'll take a look behind Mr. Ebbie's house seeing if another swale can correct the problem and have it imposed on the map. Is there anyone else in here that would like to speak on this application?

MR. VAN LEEUWEN: Make a motion to close the public hearing.

MR. DUBALDI: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board close the public hearing on the Musco minor subdivision on Willow lane and Route 94. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. VAN LEEUWEN	AYE
MR. DUBALDI	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: The water line we talked about that, is that corrected, Mark? There's a one inch water line.

MR. EDSALL: We suggested they look at upgrading those because of the length the plans still show 3/4.

MR. PETRO: Did we not discuss that last time, upgrade it to one inch?

MR. MUSCO: I don't remember. That is not a problem.

MR. EDSALL: I remember us talking about it again, that is a function of the available pressure in the road and how long the run is.

MR. PETRO: Okay, well, we're going to slate this for a site visit, we'll go down and take a look at the rear of lot number 4, Dante, you don't mind if we drive up your road, looks like it's up behind the barn a little bit?

MR. MUSCO: No, I don't mind.

MR. PETRO: You have some corrections to the map, you have to add number 6, you have to add a note stating that no further subdivision of lot 3 and 4 shall take place and 50 foot buffer zone not to be disturbed by the new property owners of lot number 4. It should also make number 7 and show the 50 foot line also on the map.

MR. LANDER: Mr. Moore when we make the site visit, I'll try to call you a couple days ahead of time. We'd like to take a look at it from your side of the stone wall. Mr. Phipps, same thing.

MR. PETRO: Also, I want to remind the people in the audience obviously something new comes along we have this so many times, like Dante says, he's been paying taxes 11 years, he has a right by Town Law to build 19 houses on the property, approximately 19 and he's looking for three new ones so I think that his proposal is in view of what he could do not an overburden. I just wanted both sides here, that is all, but we'll get up there and take a look and we'll slate you for another meeting and I thank everybody for their input.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

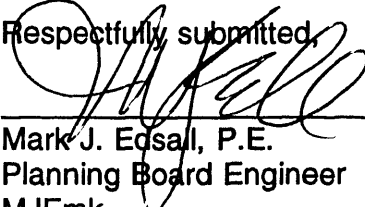
- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ **Branch Office**
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

REVIEW NAME: MUSCO MINOR SUBDIVISION
PROJECT LOCATION: WILLOW AVENUE AND NYS ROUTE 94
SECTION 45-BLOCK 1-LOT 46
PROJECT NUMBER: 95-7
DATE: 10 MAY 1995
DESCRIPTION: THE APPLICATION INVOLVES THE SUBDIVISION OF
THE EXISTING 6.74 +/- ACRE PARCEL INTO FOUR (4)
SINGLE-FAMILY RESIDENTIAL LOTS. THE PLAN WAS
PREVIOUSLY REVIEWED AT THE 22 FEBRUARY 1995
AND 26 APRIL 1995 PLANNING BOARD MEETINGS.

1. The Applicant has addressed each of the previous engineering comments with this revised plan submission.
2. At the most recent meeting, a Public Hearing was held for this subdivision. The great majority of the comments involved drainage in the area. A review of the topography for this property indicates that the most (if not all) of the drainage is sheet-flow from this property to Willow Lane (without crossing other private properties). The Planning Board indicated that they would hold a field review of this property. As well, I will attempt to visit the site myself. Prior to completing the SEQRA review process, this issue should be discussed.
3. The Planning Board may wish to make a **determination** regarding the type action this project should be classified under SEQRA and make a determination regarding environmental significance.
4. At such time that the Planning Board has made further review of this application, **further engineering reviews** and comments will be made, as deemed necessary by the Board.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer
MJEmk
A:MUSCO3.mk



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

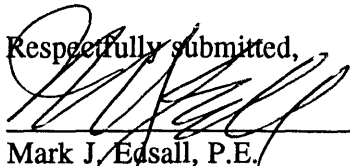
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Milford, Pennsylvania 18337
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**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

REVIEW NAME: MUSCO MINOR SUBDIVISION
PROJECT LOCATION: WILLOW AVENUE AND NYS ROUTE 94
SECTION 45-BLOCK 1-LOT 46
PROJECT NUMBER: 95-7
DATE: 26 APRIL 1995
DESCRIPTION: THE APPLICATION INVOLVES THE SUBDIVISION OF
THE EXISTING 6.74 +/- ACRE PARCEL INTO FOUR (4)
SINGLE-FAMILY RESIDENTIAL LOTS. THE PLAN WAS
PREVIOUSLY REVIEWED AT THE 22 FEBRUARY 1995
PLANNING BOARD MEETING. THE APPLICANT IS BEFORE
THE BOARD FOR A PUBLIC HEARING AT THIS MEETING.

1. The plans reviewed at the February 1995 meeting substantially complied with the submittal requirements. Two (2) concerns which were identified at that time were the following:
 - a. The bulk table should include the minimum livable area requirement.
 - b. A note should be added to the plan as to the sequencing of the removal of the old driveway.
2. Other than the minor comments above, there are, to my understanding, no outstanding items.
3. The Board should receive all available comment from this Public Hearing. Following same, I will be pleased to review any concerns identified during the Public Hearing, as deemed appropriate by the Planning Board.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer
MJEmk
A:MUSCO2.mk

FROM

McGOEY HAUSER and EDSALL
45 Quassaick Avenue (Rte. 9W)
New Windsor, New York 12553

Message
Reply

DATE:

5-25-95

FILE NO.

ATTENTION:

PRIORITY

- ☐ **URGENT!**
☐ **SOON AS POSSIBLE**
☐ **NO REPLY NEEDED**

(914) 562-8640

TO

Myra

SUBJECT:

Dante Musio subdiv
95-7

MESSAGE

Attached are descriptions for lots 3 & 4
of Musio subdivision. One distance
is wrong on each, relative to plan submitted.
Once this is resolved, descriptions look fine.

SIGNED:

DATE OF REPLY:

REPLY TO:

REPLY

SIGNED:

SENDER: MAIL RECIPIENT WHITE AND PINK SHEETS.

RECIPIENT: WRITE REPLY. RETURN WHITE TO SENDER. KEEP THIS PINK COPY.

ZIMMERMAN

ENGINEERING & SURVEYING, P.C.

Harriman, N.Y. 10926

(914) 782-7976

FAX: 782-3148

RALD ZIMMERMAN P.E., L.S.

JOB NO. 94-43

MAY 17, 1995

DESCRIPTION
OF
LOT NO. 3

SUBDIVISION FOR DANTE MUSCO
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

BEGINNING AT A POINT ON THE WESTERLY BOUNDS OF WILLOW LANE, said point being the intersection of the southeasterly corner of Lot No. 4 and the northeasterly corner of the herein described Lot No. 3 on a certain map entitled "Subdivision for Dante Musco", Town of New Windsor, Orange County, New York; by Zimmerman Engineering and Surveying, P.C., dated February 6, 1995 and last revised on May 1, 1995:

THENCE South 02 degrees 35 minutes 51 seconds East along the westerly bounds of Willow Lane a distance of 138.68 feet to a point;

THENCE South 85 degrees 20 minutes 18 seconds West along the division line of Lot No. 2 and the herein described Lot No. 3 on said subdivision map a distance of 180.00 feet to a point;

THENCE North 87 degrees 16 minutes 40 seconds West along the division line of Lot No. 2 and the herein described Lot No. 3 on said subdivision map a distance of 223.89 feet to a point;

THENCE North 10 degrees 03 minutes 35 seconds West along lands N/F McCue a distance of 301.76 feet to a point;

THENCE South 62 degrees 00 minutes 50 seconds East along the division line of Lot No. 4 and the herein described Lot No. 3 on said subdivision map a distance of 345.00 feet to a point;

THENCE North 87 degrees 06 minutes 42 seconds East along the division line of Lot No. 4 and the herein described Lot No. 3 on said subdivision map a distance of 145.00 feet to the POINT OR PLACE OF BEGINNING, containing in area 1.85 acres of land, more or less.

342.86 on plan

|||
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McGOEY HAUSER and EDSALL
45 Quassaick Avenue (Rte. 9W)
New Windsor, New York 12553

Message
Reply

DATE:

5-25-95

FILE NO.

ATTENTION:

PRIORITY

- ☐ **URGENT!**
☐ **SOON AS POSSIBLE**
☐ **NO REPLY NEEDED**

(914) 562-8640

|||
T
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Myra

SUBJECT:

Dante Musco subdiv
95-7

|||
M
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|||

Attached are descriptions for lots 3 & 4
of Musco subdivision. One distance
is wrong on each, relative to plan submitted.
Once this is resolved, descriptions look fine.

SIGNED:

DATE OF REPLY:

REPLY TO:

|||
R
E
P
L
Y
|||

SIGNED:

SENDER: MAIL RECIPIENT WHITE AND PINK SHEETS.

ZIMMERMAN ENGINEERING & SURVEYING, P.C.

Harriman, N.Y. 10926

(914) 782-7976

FAX: 782-3148

JOB NO. 94-43

MAY 17, 1995

GERALD ZIMMERMAN P.E., L.S.

DESCRIPTION
OF
LOT NO. 4

SUBDIVISION FOR DANTE MUSCO
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

BEGINNING AT A POINT ON THE WESTERLY BOUNDS OF WILLOW LANE, said point being the intersection of the northeasterly corner of Lot No. 3 and the southeasterly corner of the herein described Lot No. 4 on a certain map entitled "Subdivision for Dante Musco", Town of New Windsor, Orange County, New York; by Zimmerman Engineering and Surveying, P.C., dated February 6, 1995 and last revised on May 1, 1995:

THENCE South 87 degrees 06 minutes 42 seconds West along the division line of Lot No. 3 and the herein described Lot No. 4 on said subdivision map a distance of 145.00 feet to a point;

THENCE North 62 degrees 00 minutes 50 seconds West along the division line of Lot No. 3 and the herein described Lot No. 4 on said subdivision map a distance of 345.00 feet to a point; *plan says 342.86*

THENCE North 42 degrees 13 minutes 29 seconds West along lands N/F McCue a distance of 254.86 feet to a point;

THENCE North 68 degrees 51 minutes 31 seconds East along lands N/F Moore, lands N/F Phipps, lands N/F Cirigliano, and lands N/F McDermott a distance of 380.69 feet to a point;

THENCE South 03 degrees 32 minutes 59 seconds East along lands N/F Trifilo a distance of 70.60 feet to a point;

THENCE South 04 degrees 42 minutes 59 seconds East along lands N/F Carilli a distance of 179.12 feet to a point;

THENCE North 75 degrees 35 minutes 01 seconds East along lands N/F Carilli a distance of 91.49 feet to a point;

THENCE South 02 degrees 35 minutes 51 seconds East along lands N/F Ebay a distance of 201.32 feet to a point;

THENCE North 87 degrees 24 minutes 09 seconds East along lands N/F Ebay a distance of 146.28 feet to a point on the westerly line of Willow Lane;

THENCE South 02 degrees 35 minutes 51 seconds East along the westerly bounds of Willow Lane a distance of 60.00 feet to the POINT OR PLACE OF BEGINNING, containing in area 2.74 acres of land, more or less.

SUBJECT TO a 50' wide buffer strip along the northerly line of the heretofore described Lot No. 4 as shown on said subdivision map.

ZIMMERMAN
ENGINEERING & SURVEYING, P.C.

Route 17M

Harriman, N.Y. 10926

(914) 782-7976

FAX: 782-3148

GERALD ZIMMERMAN P.E., L.S.

May 18, 1995

Mr. James Petro, Chairman
Town of New Windsor
Planning Board
555 Union Avenue
New Windsor, New York 12550

Re: Subdivision for Dante Musco
Section 45, Block 1, Lot 46
NYS Route 94 & Willow Lane
Our Job No. 94-43

Dear Chairman Petro:

The above referenced subdivision received final approval at the Planning Board meeting held May 10, 1995. A condition of that approval was that we provide metes and bounds descriptions for each of the lots in the subdivision.

As requested we are providing you with:

1. One mylar for signature
2. Eight paper prints
3. Metes & bounds descriptions of each of the four lots.

We are providing the above information to the Planning Board Attorney Andy Krieger and Planning Board Engineer Mark Edsall, for their review and approval.

Please advise when the maps have been signed so that we may file them in the Orange County Clerk's Office.

Very truly yours,


Gerald Zimmerman, P.E., L.S.

GZ:aw
enc.

CC: Mr. Mark Edsall, P.E., w/enc.
Mr. Andy Krieger, Esq., w/enc.
Mr. Dante Musco, w/enc.

ZIMMERMAN
ENGINEERING & SURVEYING, P.C.

Route 17M

Harriman, N.Y. 10926

(914) 782-7976

FAX: 782-3148

GERALD ZIMMERMAN P.E., L.S.

JOB NO. 94-43

MAY 17, 1995

*DESCRIPTION
OF
LOT NO. 1*

*SUBDIVISION FOR DANTE MUSCO
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK*

BEGINNING AT A POINT ON THE WESTERLY BOUNDS OF WILLOW LANE, said point being the intersection of the southeasterly corner of Lot No. 2 and the northeasterly corner of the herein described Lot No. 1 on a certain map entitled "Subdivision for Dante Musco", Town of New Windsor, Orange County, New York; by Zimmerman Engineering and Surveying, P.C., dated February 6, 1995 and last revised on May 1, 1995:

THENCE South 02 degrees 35 minutes 51 seconds East along the westerly bounds of Willow Lane a distance of 100.00 feet to a point at the intersection of the westerly line of Willow Lane with the northerly line of New York State Route No. 94;

THENCE South 74 degrees 31 minutes 29 seconds West along the northerly line of New York State Route 94 a distance of 373.24 feet to a point;

THENCE North 10 degrees 03 minutes 35 seconds West along lands N/F Powles a distance of 150.00 feet to a point;

THENCE North 82 degrees 15 minutes 59 seconds East along the division line of Lot No. 2 and the herein described Lot No. 1 on said subdivision map a distance of 384.88 feet to the POINT OR PLACE OF BEGINNING, containing in area 1.08 acres of land, more or less.

● ZIMMERMAN ●
ENGINEERING & SURVEYING, P.C.

ute 17M

Harriman, N.Y. 10926

(914) 782-7976

FAX: 782-3148

GERALD ZIMMERMAN P.E., L.S.

JOB NO. 94-43

MAY 17, 1995

*DESCRIPTION
OF
LOT NO. 2*

*SUBDIVISION FOR DANTE MUSCO
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK*

BEGINNING AT A POINT ON THE WESTERLY BOUNDS OF WILLOW LANE, said point being the intersection of the northeasterly corner of Lot No. 1 and the southeasterly corner of the herein described Lot No. 2 on a certain map entitled "Subdivision for Dante Musco", Town of New Windsor, Orange County, New York; by Zimmerman Engineering and Surveying, P.C., dated February 6, 1995 and last revised on May 1, 1995:

THENCE South 82 degrees 15 minutes 59 seconds West along the division line of Lot No. 1 and the herein described Lot No. 2 on said subdivision map a distance of 384.88 feet to a point;

THENCE North 10 degrees 03 minutes 35 seconds West along lands N/F Powles and lands N/F McCue a distance of 150.00 feet to a point;

THENCE South 87 degrees 16 minutes 40 seconds East along the division line of Lot No. 3 and the herein described Lot No. 2 on said subdivision map a distance of 223.89 feet to a point;

THENCE North 85 degrees 20 minutes 18 seconds East along the division line of Lot No. 3 and the herein described Lot No. 2 on said subdivision map a distance of 180.00 feet to a point;

THENCE South 02 degrees 35 minutes 51 seconds East along the westerly bounds of Willow Lane a distance of 100.00 feet to the POINT OR PLACE OF BEGINNING, containing in area 1.07 acres of land, more or less.

ZIMMERMAN
ENGINEERING & SURVEYING, P.C.

Route 17M

Harriman, N.Y. 10926

(914) 782-7976

FAX: 782-3148

GERALD ZIMMERMAN P.E., L.S.

JOB NO. 94-43

MAY 17, 1995

*DESCRIPTION
OF
LOT NO. 3*

*SUBDIVISION FOR DANTE MUSCO
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK*

BEGINNING AT A POINT ON THE WESTERLY BOUNDS OF WILLOW LANE, said point being the intersection of the southeasterly corner of Lot No. 4 and the northeasterly corner of the herein described Lot No. 3 on a certain map entitled "Subdivision for Dante Musco", Town of New Windsor, Orange County, New York; by Zimmerman Engineering and Surveying, P.C., dated February 6, 1995 and last revised on May 1, 1995:

THENCE South 02 degrees 35 minutes 51 seconds East along the westerly bounds of Willow Lane a distance of 138.68 feet to a point;

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THENCE North 87 degrees 16 minutes 40 seconds West along the division line of Lot No. 2 and the herein described Lot No. 3 on said subdivision map a distance of 223.89 feet to a point;

THENCE North 10 degrees 03 minutes 35 seconds West along lands N/F McCue a distance of 301.76 feet to a point;

THENCE South 62 degrees 00 minutes 50 seconds East along the division line of Lot No. 4 and the herein described Lot No. 3 on said subdivision map a distance of 345.00 feet to a point;

THENCE North 87 degrees 06 minutes 42 seconds East along the division line of Lot No. 4 and the herein described Lot No. 3 on said subdivision map a distance of 145.00 feet to the POINT OR PLACE OF BEGINNING, containing in area 1.85 acres of land, more or less.

ZIMMERMAN
ENGINEERING & SURVEYING, P.C.

Route 17M

Harriman, N.Y. 10926

(914) 782-7976

FAX: 782-3148

JOB NO. 94-43

MAY 17, 1995

GERALD ZIMMERMAN P.E., L.S.

*DESCRIPTION
OF
LOT NO. 4*

*SUBDIVISION FOR DANTE MUSCO
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK*

BEGINNING AT A POINT ON THE WESTERLY BOUNDS OF WILLOW LANE, said point being the intersection of the northeasterly corner of Lot No. 3 and the southeasterly corner of the herein described Lot No. 4 on a certain map entitled "Subdivision for Dante Musco", Town of New Windsor, Orange County, New York; by Zimmerman Engineering and Surveying, P.C., dated February 6, 1995 and last revised on May 1, 1995:

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THENCE North 62 degrees 00 minutes 50 seconds West along the division line of Lot No. 3 and the herein described Lot No. 4 on said subdivision map a distance of 345.00 feet to a point;

THENCE North 42 degrees 13 minutes 29 seconds West along lands N/F McCue a distance of 254.86 feet to a point;

THENCE North 68 degrees 51 minutes 31 seconds East along lands N/F Moore, lands N/F Phipps, lands N/F Cirigliano, and lands N/F McDermott a distance of 380.69 feet to a point;

THENCE South 03 degrees 32 minutes 59 seconds East along lands N/F Trifilo a distance of 70.60 feet to a point;

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THENCE South 02 degrees 35 minutes 51 seconds East along lands N/F Ebay a distance of 201.32 feet to a point;

THENCE North 87 degrees 24 minutes 09 seconds East along lands N/F Ebay a distance of 146.28 feet to a point on the westerly line of Willow Lane;

THENCE South 02 degrees 35 minutes 51 seconds East along the westerly bounds of Willow Lane a distance of 60.00 feet to the POINT OR PLACE OF BEGINNING, containing in area 2.74 acres of land, more or less.

SUBJECT TO a 50' wide buffer strip along the northerly line of the heretofore described Lot No. 4 as shown on said subdivision map.

ZIMMERMAN
ENGINEERING & SURVEYING, P.C.

Route 17M

Harriman, N.Y. 10926

(914) 782-7976

FAX: 782-3148

GERALD ZIMMERMAN P.E., L.S.

May 2, 1995

Mr. James Petro, Planning Board Chairman
Town of New Windsor
Planning Board
555 Union Avenue
New Windsor, NY 12550

Re. Subdivision for Dante Musco
Section 45, Block 01, Lot 46
Location: NYS Route 94 and Willow Lane
Our Job No. 94-43

Dear Mr. Petro and Planning Board Members:

Based upon the comments made by the Planning Board April 27, 1995
we have revised our plans as follows:

- 1) Note No. 3 on sheet 1 of 2 has been expanded to prohibit further subdivision of Lots 3 and 4.
- 2) Note No. 7 on sheet 1 of 2 has been added to provide a fifty (50) foot buffer strip along the northern property line; we have also outlined this area on the plan.
- 3) The proposed water services have been upgraded from three-quarter (3/4) inch to one (1) inch diameter.
- 4) Willow Avenue has been changed to Willow Lane; Marks Street (shown on the vicinity map) has been changed to Mark Street.

ZIMMERMAN
ENGINEERING & SURVEYING, P.C.

Route 17M

Harriman, N.Y. 10926

(914) 782-7976

FAX: 782-3148

GERALD ZIMMERMAN P.E., L.S.

NOTICE OF TRANSMITTAL

DATE May 2, 1995

TO Town of New Windsor
Planning Board
555 Union Avenue
New Windsor, NY 12553

JOB NUMBER 94-43

RE Subdivision for Dante Musco

**WE ARE FORWARDING
YOU THE FOLLOWING**

Response letter dated May 2, 1995

14 sets of subdivision plans (last revised 5/1/95)

REMARKS Please place this on your May 10, 1995 Planning Board agenda

COPY TO Mr. Dante Musco, w/enc.

SIGNED



95 - 7

RECEIVED MAY - 3 1995

Mr. Petro and Planning Board Members
Our Job No. 94-43

May 2, 1995
Page 2

We hope that these revisions address your concerns; we are forwarding 14 sets of plans (last revised May 1, 1995) for your review and the review of your consultants. We look forward to discussing this project at the next available meeting.

Please call if you have any questions.

Very truly yours,

A handwritten signature in cursive script, reading "Anthony Vaccaro". The signature is written in dark ink and is positioned above the typed name.

Anthony Vaccaro, Project Engineer

RESULTS OF P.B. MEETING

DATE: May 10, 1995

PROJECT NAME: unlisted action PROJECT NUMBER 95-7

LEAD AGENCY:

* Unlisted action
* Uncoordinated Review

M) S) VOTE: A N

* M) 0 S) 1 VOTE: A 4 N 0

CARRIED: YES NO

* CARRIED: YES: ✓ NO

PUBLIC HEARING: M) S) VOTE: A N

WAIVED: YES NO

SEND TO OR. CO. PLANNING: M) S) VOTE: A N YES NO

SEND TO DEPT. OF TRANSPORT: M) S) VOTE: A N YES NO

DISAPP: REFER TO Z.B.A.: M) S) VOTE: A N YES NO

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) S) VOTE: A N APPROVED:

M) 1 S) 3 VOTE: A 4 N 0 APPR. CONDITIONALLY: 5/10/95

NEED NEW PLANS: YES NO

DISCUSSION/APPROVAL CONDITIONS:

Review of description of Deeds for lot #4

RESULTS OF P.B. MEETING

DATE: April 26, 1995

PROJECT NAME: Musco, Dante Sub PROJECT NUMBER 95-7

LEAD AGENCY:

* NEGATIVE DEC:

M) S) VOTE: A N

* M) S) VOTE: A N

CARRIED: YES NO

* CARRIED: YES: NO

PUBLIC HEARING: M) S) VOTE: A N

WAIVED: YES NO

SEND TO OR. CO. PLANNING: M) S) VOTE: A N YES NO

SEND TO DEPT. OF TRANSPORT: M) S) VOTE: A N YES NO

DISAPP: REFER TO Z.B.A.: M) S) VOTE: A N YES NO

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) S) VOTE: A N APPROVED:

M) S) VOTE: A N APPR. CONDITIONALLY:

NEED NEW PLANS: YES NO

DISCUSSION/APPROVAL CONDITIONS:

No further sub of Lot ~~2~~ 3 4

Leave Buffer^{20'} on Mark St side on Lot #4

Site Visit

Add #6

Add #7 50' line for buffer

Call Mr. Moore + Mr. Phypas for site visit
561-3757

Public Hearing - Musco 4/26/95

Raymond Phipps - Mark St. Spoke Re:
Street Names
Need Correction
Buffer Zone required

Jean Phipps - Mark St. Spoke Re:
Water drainage
Stone Wall? Is it
to remain

Larry Moore - 15 Mark St. Showed photos
for drainage problems.
and spoke of same

Bob Ebbe - 48 Willow Lane Showed photos of
drainage + spoke of same

Mr Petro

I have received a notice of a proposed subdivision near my home. It is requested by Nante Musco

I am unable to attend the meeting on 04/26. But I would like to address the situation via this letter of objection to the proposal.

To begin with Mr Musco sold a lot at the head of Mark St & a home was built on it. Since that day water flowing down Mark St has increased 200%. (I have pictures to back up this claim). The flow eventually washed my (nose) driveway away. I eventually replaced the whole driveway. The town road crew had to put a pipe in the opening of Crieglian's driveway. His driveway is uphill from mine. I also now have a large amount of water running behind my property. It is as if a stream were split & now runs in two directions. It undermined a large tree & it eventually fell. I understand a Mr Eby on Willow Lane now has a water problem since the construction of this house. Also a short time ago the town had a drain problem on Willow Lane it may or may not be due to the work, But it does fall in the time zone of the construction. Also just take a walk up to Mr McClus's house. Tell me why he had to strip so many trees down (hundreds). If there was anything to hold the water in the ground it

was all the woods & ground cover that was removed in the building of the house. Someone should have seen the water erosion damage that would result from it. I bought my house as new & in all these years I have never seen that much water come down Mack St & behind my house. I might also add that the woods line behind my house also covers the traffic noise coming from Route

94

I would hope that in the future someone has the foresight to prevent such a problem happening again. Also that whenever someone wants to develop a parcel of land someone should consider the impact will have on the residents around the development of the parcel.

At this time if someone should ask me, I would say no to anymore building around this area, a resounding no. In light of the problems we now have on Mack St & the area on Willow Lane. (Stamwyl house)

Thank You
Joseph McElismott
& Mack St

P.S.

If you would like to I would make myself available to you & show you where Mack St's problems are.

ZIMMERMAN
ENGINEERING & SURVEYING, P.C.

Route 17M

Harriman, N.Y. 10926

(914) 782-7976

FAX: 782-3148

GERALD ZIMMERMAN P.E., L.S.

March 24, 1995

Mrs. Myra Mason, Secretary
Town of New Windsor
Planning Board
555 Union Avenue
New Windsor, NY 12553

Re: Subdivision for Dante Musco
Rte. 94 & Willow Avenue
Our Job No. 94-43

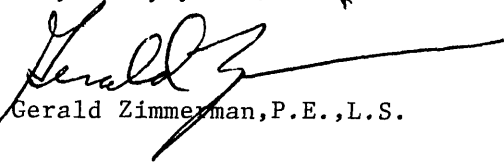
Dear Mrs. Mason:

Enclosed please find addressed, stamped and sealed envelopes containing Public Hearing notice to be held April 26, 1995 regarding the above referenced subdivision.

Also enclosed is copy of list of abutting property owners that was furnished to us by the Town Assessor.

Trusting all is in order.

Very truly yours,



Gerald Zimmerman, P.E., L.S.

GZ:aw

enc.

cc: Mr. Dante Musco



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

March 08, 1995

ZIMMERMAN ENGINEERING & SURVEYING, P. C.
Route 17M
Harriman, N. Y. 10926

Re: Tax Map Parcel #45-01-46
Musco, Dante - 610 Blooming Grove Tpk.

Gentlemen:

According to our records, the attached is a list of abutting property owners which you requested from this office.

The charge for this service is \$25.00. Since you have already paid a deposit of \$25.00, there is no further charge due and owing.

Sincerely,

LESLIE COOK
Sole Assessor

/pab
Attachment
cc: Myra Mason

Powels, William F.
624 Blooming Grove Tpk.
New Windsor, N. Y. 12553

Ebey, Robert R. & Dorothy J. ✓
48 Willow Lane
New Windsor, N. Y. 12553

McCue, Mary Grace ✓
17 Mark Street
New Windsor, N. Y. 12553

De Santis, Robert J. & Susanne E. ✓
53 Willow Lane
New Windsor, N. Y. 12553

Diaz, Silverio A., Jr. & Joanne T. ✓
49 Willow Lane
New Windsor, N. Y. 12553

Trifilo, Richard S. & Veronica A. ✓
40 Willow Lane
New Windsor, N. Y. 12553

Carilli, Frank & Barbara Ann ✓
44 Willow Lane
New Windsor, N. Y. 12553

Moore, Lawrence J. ✓
15 Mark Street
New Windsor, N. Y. 12553

Phipps, Raymond E. & Jean ✓
13 Mark Street
New Windsor, N. Y. 12553

Cirigliano, Alfred & Palmina ✓
11 Mark Street
New Windsor, N. Y. 12553

McDermott, Joseph F. & Rosalie A. ✓
9 Mark Street
New Windsor, N. Y. 12553

McQuade Foundation ✓
P. O. Box 4064
New Windsor, N. Y. 12553

12

5 Town officials
& Reps.

12 - List of Names

17 - Envelopes
mailed 3/30/95
(m)

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF NEW WINDSOR, County of Orange, State of New York will hold a PUBLIC HEARING at Town Hall, 555 Union Avenue, New Windsor, New York on April 26 1995 at 7:30 P.M. on the approval of the proposed 4 Lot (Subdivision of Lands)*

~~XXXXXXXXXX~~ ~~Site Plan~~ OF Dante Musco - Tax Lot Section 45, Block 1, Lot 46
~~XXXXXXXXXX~~
located NYS Route 94 & Willow Avenue

Map of the (Subdivision of Lands) ~~(Site Plan)~~ is on file and may be inspected at the Planning Board Office, Town Hall, 555 Union Avenue, New Windsor, N.Y. prior to the Public Hearing.

Dated: April 7, 1995

By Order of

TOWN OF NEW WINDSOR PLANNING BOARD

James R. Petro, Jr.

Chairman

ZIMMERMAN
ENGINEERING & SURVEYING, P.C.

Route 17M

Harriman, N.Y. 10926

(914) 782-7976

FAX: 782-3148

GERALD ZIMMERMAN P.E., L.S.

March 24, 1995

The Sentinel Publication
34-1/2 Merline Avenue
New Windsor, NY 12553

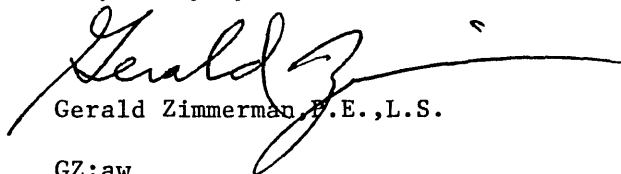
Re: Public Hearing Notice for Dante Musco
Our Job No. 94-43

Gentleman:

Enclosed please find legal notice for public hearing to be held April 26, 1995 at the Town Hall, in the Town of New Windsor. Please publish this notice in your April 6th and April 13th publications.

If you have any questions please advise.

Very truly yours,


Gerald Zimmerman, P.E., L.S.

GZ:aw
enc.

CC: Mrs. Myra Mason, Planning Board Secretary, w/enc. ✓
Mr. Dante Musco

LEGAL NOTICE

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~~XXXXXXXXXXXX~~ OF Dante Musco - Tax Lot Section 45, Block 1, Lot 46

~~Site Plan~~ located NYS Route 94 & Willow Avenue

Map of the (Subdivision of Lands) ~~(Site Plan)~~ is on file and may be inspected at the Planning Board Office, Town Hall, 555 Union Avenue, New Windsor, N.Y. prior to the Public Hearing.

Dated: April 7, 1995

By Order of

TOWN OF NEW WINDSOR PLANNING BOARD

James R. Petro, Jr.

Chairman

RESULTS OF P.B. MEETING

DATE: February 22, 1995

PROJECT NAME: Musco Subdivision PROJECT NUMBER 95-7

LEAD AGENCY:

* NEGATIVE DEC:

M) 5 S) L VOTE: A 5 N 0

* M) S) VOTE: A N

CARRIED: YES ✓ NO

* CARRIED: YES: NO

PUBLIC HEARING: M) ✓ S) L VOTE: A 5 N 4

WAIVED: YES NO ✓

SEND TO OR. CO. PLANNING: M) S) VOTE: A N YES NO

SEND TO DEPT. OF TRANSPORT: M) S) VOTE: A N YES NO

DISAPP: REFER TO Z.B.A.: M) S) VOTE: A N YES NO

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) S) VOTE: A N APPROVED:

M) S) VOTE: A N APPR. CONDITIONALLY:

NEED NEW PLANS: YES NO

DISCUSSION/APPROVAL CONDITIONS:

P.H. to be scheduled

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Credit Problems Welcome**

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914-565-2800



\$95,000

OWNER SAYS SELL! This updated 1927 Colonial has been drastically reduced.

There are many original features such as hardwood floors and beautiful woodwork and offers 3 bedrooms, formal dining, fireplace/living room, large eat-in-kitchen with pantry, 2 new baths, tiered deck overlooking formal gardens and charm galore. A great buy at this price!

The five core competencies are:

- 1) Resources - Allocating time, money, space
- 2) Interpersonal Skills - Working on teams, teaching others, serving customers, working well with people
- 3) Information - Acquiring and evaluating data, organizing information, communicating information
- 4) Systems - Understanding social, organizational systems
- 5) Technology - Applying technology to specific tasks

This year the PIC will be emphasizing SYEP in-school youth activities that incorporate aspects of the Federal and School-to-Work Opportunities initiatives:

- 1) School-Based Learning involving integrating essential workplace knowledge and skills, such as SCANS and career awareness and related development activities.
- 2) Work-Based Learning that occurs in workplace settings and provides students with the skills and knowledge required of work in general and in specific jobs, as well as in all aspects of a given industry. The Work-Based Learning component must be coordinated with school-based learning, relevant to career majors and may lead to the award of a skill certificate.
- 3) Connecting Activities that link School-Based Learning and Work-Based Learning components through the collaborative activities of school, post-secondary institutions, employers, organized labor and other community agencies.

LEGAL NOTICE

Orange County Private Industry Council (PIC) RFP Solicitation for Comprehensive Objective Assessment - funded through the Job Training Partnership Act (JTPA) for period 7-1-95 through 6-30-96 (PY '95).

The Orange County PIC is currently accepting Request for Proposals from eligible organizations (private non-profit, educational institutions, community based organizations) to conduct a Comprehensive Objective Assessment for applicants applying for enrollment into JTPA training programs. This assessment will function as an examination of the capabilities, needs and vocational potential of a participant, and is to be used to develop a service strategy and employment goal. This assessment is to be client centered and a diagnostic evaluation of a participant's family situation, work history, education, occupational skills, interests, aptitudes, attitudes toward work, motivation, behavior patterns affecting employment potential, financial resources and needs, and personal employment information. The methods used in conducting the objective assessment may include structured interviews

process against the company served upon such Secretary of State is:

111 Maltese Drive
Middletown, New York 10940

5) In addition to the events of dissolution set forth in Section 701 of the New York State Limited Company law, the latest date on which the company may dissolve is December 31, 2044;

6) Purpose of the company is to engage in any lawful act or activity for which Limited Liability companies may be organized under the Limited Liability Company law;

7) The Articles of Organization of the R.G., L.L.C. was subscribed to by Steven L. Tarshis, Esq., as Organizer, of Drake, Sommers, Loeb, Tarshis, Catania, PC, One Corwin Court, PO Box 1479, Newburgh, New York 12550.

DESIGNATION OF PUBLICATION OF THE SUBSTANCE OF THE REGISTRATION UNDER SECTION 203 OF THE NEW YORK LIMITED LIABILITY COMPANY LAW OF THE STATE OF NEW YORK

STATE OF NEW YORK:

SS:

COUNTY OF ORANGE:

Let the substance of the Certificate of Registration of R.G., LLC be published once a week for six (6) consecutive weeks in the following two (2) newspapers published and being in circulation in the Town of Middletown, County of Orange, State of New York.

THE SENTINEL, VAILS GATE NY
WALKILL VALLEY
PUBLICATIONS, INC. WALDEN NY

Dated: March 21, 1995, Goshen, New York

Shirley B. Hading
Orange County Clerk
ACTING DEPUTY COUNTY CLERK

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF NEW WINDSOR, County of Orange, State of New York will hold a PUBLIC HEARING at Town Hall, 355 Union Avenue, New Windsor, New York on April 26, 1995 at 7:30 P.M. on the approval of the proposed 4 Lot (Subdivision of Lands) of Dante Musco - Tax Lot Section 45, Block 1, Lot 46 located NYS Route 94 & Willow Avenue Map of the (Subdivision of Lands) is on file and may be inspected at the Planning Board Office, Town Hall, 355 Union Avenue, New Windsor, N.Y. prior to the Public Hearing.

to the order of the Commissioner of Finance of Orange County in the amount of 10% of the bid as a guarantee that the bidder will enter into a Contract if it be awarded to him. A Certificate of Solvency is required from any out-of-N.Y. State surety company. In addition, the bidder shall enclose with the proposal, evidence of prior satisfactory completion of work at least equal in nature and scope to the work proposed.

Copies of the Specifications, Contract Documents, and Form of Proposal may be picked-up by Bidders after April 14, 1995, 12:00 pm at the Orange County Department of Public Works, Route 17M, Goshen, NY. Checks should be payable to "The Commissioner of Finance, Orange County, Department of Public Works".

No bid shall be withdrawn for a period of sixty days (60) days subsequent to the opening of bids without the consent of the Commissioner of Residential Health Care Services and the successful bidder will be required to execute a Contract on the form on file in the Commissioner's office. A violation of this provision on the part of the bidder or a failure to comply with the award made him, shall forfeit to the County of Orange his Bid Bond or Certified Check as liquidated damages for his Breach of Contract. Unsuccessful bidders shall have their checks returned to them within 10 days after the signing of contracts. No Contract will be awarded to any corporation not incorporated in the State of New York, unless and until such corporation shall have qualified to do business within the State of New York, Pursuant to the applicable statutes.

Attention of Bidders is particularly called to Section 103-d of the General Municipal Law of the State of New York on Non-Collusive Bidding and to the requirements as to conditions of employment to be observed and minimum wage rates to be paid under this Contract (see contract documents for this information).

The County of Orange reserves the right to reject any and all bids, and the price submitted shall be exclusive of Federal and State Taxes.

Dated: March 29, 1995
County of Orange
Susan B. Keener, Commissioner,
Orange County
Residential Health Care Facility

**A giraffe can attain
a speed of 32 miles an
hour.**

LEGAL NOTICES * LEGAL NOTICES * LEGAL NOTICES

ORANGE COUNTY PRIVATE INDUSTRY COUNCIL REQUEST FOR PROPOSAL (RFP) PY '94 SUMMER YOUTH EMPLOYMENT PROGRAM (SYEP)

The Orange County Private Industry Council is currently accepting applications from not-for-profit agencies, school districts, and educational institutions for funds available through the Job Training Partnership Act (JTPA) Title IIB Summer Youth Employment Program (SYEP). Currently, \$200,000 is available on an RFP basis. Funding availability is contingent upon final appropriation through the U.S. Department of Labor.

The goals and objectives of programs funded under this part include:

- 1) Enhancement of basic educational skills through improvement in school retention or academic performance.
- 2) Encouragement of school completion or enrollment in supplementary or alternative school programs.
- 3) Improvement of employability skills including provision of vocational exploration opportunities and exposure to the world of work.
- 4) Enhancement of youth citizenship skills.
- 5) Demonstrated coordination with appropriate community organizations.

The Authorized Service for SYEP under JTPA Regulation 628.705 include the following:

1) Basic and remedial education, pre-employment-work maturity skills, institutional and on-the-job training, work experience programs, limited internships, employment counseling, occupational training preparation for work, outreach and placement, employability assessment, job referral and placement, job search and job club, and labor market orientation.

2) Supportive services necessary to enable such individuals to participate in SYEP. SYEP participants enrolled in the paid work experience component will receive \$4.25/hour. Total combined work experience/education participation cannot exceed 30 hours/week. Work Experience provided under Section 628.705 shall include contextual learning opportunities which integrate the development of general competencies with the development of academic skills. Work Experience can also include Limited Internships in the private sector designed to enhance the long-term employability of youth. A limited internship should be combined with classroom instruction relating to a particular position, occupation, industry or the basic skills and abilities to successfully compete in the local labor market.

Actual program participation activity will run for a six (6) week consecutive period beginning no earlier than July 3, 1995 and ending no later than August 18, 1995.

All program participants must be between the ages of 14-21; economically disadvantaged; or eligible for free meals under the National School Lunch Act.

The target priority population to be served under SYEP should be at-risk youth (in and out of school) including:

- 1) Performing below grade level
- 2) Pregnant/Parenting Teens
- 3) AFDC Dependent Children
- 4) PINS/Offender Status
- 5) Homeless
- 6) Rehabilitated Substance Abusers
- 7) Drop-outs
- 8) Learning Disabled

In addition, submitting agencies should emphasize the integration of SCANS (Secretaries Commission on Achieving Necessary Skills) skill competencies into project activities. SCANS consists of a three-part foundation of skills and five core skill competencies. The three foundation skills are:

- 1) Basic Skills - Reading, Writing, Math, Speaking, Listening
- 2) Thinking Skills - Thinking creatively, making decisions, solving problems, reasoning
- 3) Personal Qualities - Individual responsibility, self-esteem, sociability

views, paper and pencil tests, performance tests, behavioral observations, interest and/or attitude inventories, career guidance instruments, aptitude tests, and basic skills tests. As a product of the objective assessment, an Individualized Service Strategy (ISS) needs to be completed for each participant. The ISS shall include employment goals, appropriate achievement objectives, and the appropriate combination of services for the participant based on the results of the Assessment. This RFP should also describe the geographic location(s) of the Assessment center(s).

Blank RFP's can be obtained by calling the Orange County Private Industry Council (914) 294-5151 Ext. 1700. Or request by mail to: Orange County Private Industry Council, 75 Webster Avenue, Goshen, NY 10924 Attention: Charles Bruno, Director.

Completed RFP's (one original, nine copies) should be forwarded to the above address- Attn: Charles Bruno, Director.

NOTICE TO BIDDERS DIVISION OF PURCHASE COUNTY OF ORANGE

Sealed bids for supplying TRUCK COVER PARTS AND ACCESSORIES to the Orange County Department of Public Works, will be received at the office of the Division of Purchase, of the County of Orange at Route 17M, PO Box 218, Goshen, New York 10924 until 3:00 P.M. on Thursday, April 20, 1995. Bid forms, including specifications, may be obtained from the Division of Purchase at the above address.

John F. Degnan
Director of Purchases
County of Orange

DATED: April 6, 1995

NOTICE OF SUBSTANCE OF R.G., L.L.C. UNDER SECTION 203 OF THE NEW YORK LIMITED LIABILITY COMPANY LAW

- 1) NAME - R.G., L.L.C.;
- 2) The Articles of Organization of this company were filed on March 8, 1995, with the Secretary of State;
- 3) This limited liability company has an office in Orange County, New York;
- 4) The Secretary of State has been designated as an agent of this Limited Liability Company upon whom process against it may be served. The Post Office address within the State of New York to which

Dated: April 7, 1995

By Order Of
TOWN OF NEW WINDSOR
PLANNING BOARD
James R. Petro, Jr.
Chairman

NOTICE TO BIDDERS PROPOSAL FOR NEW BUILDING AND RENOVATION PROJECT - PHASE I / SITEWORK ORANGE COUNTY RESIDENTIAL HEALTH CARE FACILITY

Sealed proposals for Phase I / Sitework portion of the New Building and Renovation Project will be received by the undersigned Commissioner Susan B. Keener of the County of Orange, at her office in the Department of Residential Health Care Services, Orange County Home and Infirmary, P.O. Box 59, Quarry Road, Goshen, New York, 10924, until and including May 8, 1995 at 2:00 PM when the same will be publicly opened and read aloud for Phase I portion of the New Building and Renovation Project in the Couser Building administration conference room. A prebid meeting will take place at 2:00 PM on April 19, 1995 at the Orange County Residential Health Care Facility, Quarry Road, Goshen, Orange County, New York, 10924, in the Conference Room in the Parry Building. This portion of the project, called Phase I / Sitework, consists of a "make ready" construction phase composed of, but not limited to, bulk excavation, sitework, paving, and site utilities. Prime Contractors must note that references made to the construction of the new building, renovations to the Simon building, and renovations to the Couser building, are noted for information only (Phase II). The scope for Phase I work is clearly delineated in the contract documents, and Contractors will be required to complete all work within the limit lines noted. Phase II work will be bid at a later time.

All proposals must be submitted in TRIPPLICATE, upon the forms furnished by the County, addressed to the County of Orange, c/o Susan B. Keener, Commissioner, of Residential Health Care Services, at the above address and shall be enclosed in a sealed envelope marked "Orange County Department of Residential Health Care Services, New Building and Renovation Project, Phase I" and shall be accompanied by a

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Poughkeepsie
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Real Estate Services



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

March 08, 1995

ZIMMERMAN ENGINEERING & SURVEYING, P. C.
Route 17M
Harriman, N. Y. 10926

Re: Tax Map Parcel #45-01-46
Musco, Dante - 610 Blooming Grove Tpk.

Gentlemen:

According to our records, the attached is a list of abutting property owners which you requested from this office.

The charge for this service is \$25.00. Since you have already paid a deposit of \$25.00, there is no further charge due and owing.

Sincerely,

A handwritten signature in cursive script that reads "Leslie Cook". The signature is written in dark ink and is positioned above the printed name and title.

LESLIE COOK
Sole Assessor

/pab
Attachment
cc: Myra Mason

Fowels, William F.
624 Blooming Grove Tpk.
New Windsor, N. Y. 12553

Ebey, Robert R. & Dorothy J.
48 Willow Lane
New Windsor, N. Y. 12553

McCue, Mary Grace
17 Mark Street
New Windsor, N. Y. 12553

De Santis, Robert J. & Susanne E.
53 Willow Lane
New Windsor, N. Y. 12553

Diaz, Silverio A., Jr. & Joanne T.
49 Willow Lane
New Windsor, N. Y. 12553

Trifilo, Richard S. & Veronica A.
40 Willow Lane
New Windsor, N. Y. 12553

Carilli, Frank & Barbara Ann
44 Willow Lane
New Windsor, N. Y. 12553

Moore, Lawrence J.
15 Mark Street
New Windsor, N. Y. 12553

Phipps, Raymond E. & Jean
13 Mark Street
New Windsor, N. Y. 12553

Cirigliano, Alfred & Palmina
11 Mark Street
New Windsor, N. Y. 12553

McDermott, Joseph F. & Rosalie A.
9 Mark Street
New Windsor, N. Y. 12553

McQuade Foundation
P. O. Box 4064
New Windsor, N. Y. 12553

MUSCO, DANTE SUBDIVISION (95-7) WILLOW LANE AND ROUTE 94

Mr. Anthony Vicarro appeared before the board for this proposal.

MR. VICARRO: This is a 4 lot subdivision located on Willow Avenue and New York State Route 94. It's being proposed by Mr. Dante Musco, and the minimum lot area is 15,000 square feet. The smallest lot on this site plan is three times the minimum requirement. No public improvements as far as sewer or water will be necessary. They are located adjacent to the property, we plan to connect the sewer and the water and the applicant and owner is what's shown as lot number 3.

MR. LANDER: Existing driveway we are going to do away with?

MR. VICCARO: Not entirely. Well, right now, the driveway goes to Route 94 to the existing house. What we'd like to do is abandon the portion between lot 1 and 3 and lot number one will tie into the existing entrance and then lot 3 will tie into Willow Avenue.

MR. DUBALDI: Can't bring that over onto Willow as well for lot one?

MR. LANDER: I'd rather not.

MR. PETRO: Because of the intersection.

MR. MUSCO: It would be kind of close.

MR. LANDER: Lot 1 and 2 are going to use Route 94?

MR. VICARRO: No, lot 2 will have its own access to Willow Avenue.

MR. LANDER: Why do we need the area in here?

MR. VICARRO: To show that the existing driveway will be re-graded and that lot two will go to Willow Avenue, lot 1 will use the existing entrance and lot 3 will have its own access.

MR. LANDER: Okay, you have it marked on this here.

MR. PETRO: Any of the existing structures, are they encroaching over on any property lines?

MR. EDSALL: Not that I can see. I think everything complies. There's obviously an existing condition relative to a shed and none of the created lot lines are creating any increases in non-conformity, I'll put it that way.

MR. PETRO: It's in the correct zone?

MR. BABCOCK: Yes.

MR. VAN LEEUWEN: Lots are bigger than what the zoning calls for.

MR. PETRO: We have a note here from the Water Department.

MR. VICARRO: I spoke to representative of the Water Department today, he faxed us a letter, Myra did, and I spoke to him and he indicated that there's two mains on Willow Avenue, one is a ten inch main, which is closest to the property line on Willow Avenue and that he'd like us to tap into that which we're planning on doing. So that all that is required is the detail showing typical water service connections and says 8 inch diameter, I'll change that to ten inch diameter.

MR. PETRO: Fire approval on 2/22/95.

MR. VICARRO: Since this is a minor subdivision, I would respectfully ask you to waive the public hearing.

MR. LANDER: Might ask but--

MR. LANDER: I think we're going to have to have a public hearing here, though, only because we have all these other residences across the street and in the back here.

MR. VAN LEEUWEN: Part of that is all going commercial,

you know, doctors and everything else buying it up.

MR. STENT: I make a motion we become lead agency under SEQRA.

MR. VAN LEEUWEN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency for the Musco minor subdivision. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. LANDER	AYE
MR. DUBALDI	AYE
MR. STENT	AYE
MR. PETRO	AYE
MR. VAN LEEUWEN	AYE

MR. VAN LEEUWEN: I make a motion we have a public hearing on this.

MR. LANDER: Second it.

MR. PETRO: Motion's been made and seconded that the New Windsor Planning Board have a public hearing for the Musco minor subdivision on Willow Avenue and New York State Route 94. Do you want to withdraw your motion for the time being? We'll leave the motion in place and we'll move on to something else for a few minutes. Let's talk about it. This is the time for the discussion, if we're going to discuss it, let's discuss it now.

MR. VAN LEEUWEN: Is everybody satisfied with the layout? Anybody got a problem with the layout?

MR. LANDER: No problem with the layout.

MR. VAN LEEUWEN: Nothing much else we can do there.

MR. PETRO: I just want to go over this, we had calls.

MS. MASON: There was a lady that came in and she was

quite upset and wanted to know if there was going to be a public hearing and would she been notified. She's an adjoining property owner.

MR. MUSCO: I don't have a problem.

MR. LANDER: You have the public hearing.

MR. MUSCO: To be honest, I'd rather have the public hearing so I don't have to hear anything down the road. It doesn't really matter.

MR. PETRO: Back in a couple weeks.

MR. MUSCO: It doesn't matter because I have time. If that is the only hurdle, I'm not worried about it.

MR. LANDER: I have no problem.

MR. MUSCO: We can waive it, great, but I understand how things work. If you waive it, then they'll say why so--

MR. PETRO: We had one I think you were here, it's a three lot subdivision, we're having a public hearing.

MR. MUSCO: I was approached by a couple of the neighbors, Volpe was one of the neighbors and same person that was against the last subdivision is against this. He's just against anything.

MR. PETRO: This is such a nice setup by having a public hearing. If they come and see, it would probably be beneficial to you.

MR. KRIEGER: A lot of times a public hearing provides information opportunity. This is an opportunity to tell your story, once with pictures and so forth, so you can make it clear to those who are interested.

MR. MUSCO: I think they are lucky as far as I'm concerned, that this piece of land is going to be utilized this way, it's four lots instead of you can put a hell of a lot more but anyway, it's not a problem.

MR. PETRO: We still have a motion. Motion has been made and seconded that the New Windsor Planning Board have a public hearing for the Musco minor subdivision. Roll call.

ROLL CALL

MR. LANDER	AYE
MR. DUBALDI	AYE
MR. STENT	AYE
MR. PETRO	AYE
MR. VAN LEEUWEN	AYE

MR. PETRO: So what we'll do is schedule a public hearing, it will go rather quickly.

MR. VAN LEEUWEN: I don't like to open up the door to carpet baggers, they move into town, my mother-in-law, mother and father come in, close the gates folks. Forget that.

MR. MUSCO: Basically there is no other problem?

MR. LANDER: No.

MR. PETRO: One other comment I want to get this cleaned up, Mark's comment during construction obviously you'd have to put your driveway in for lot number 3 before you did anything else.

MR. MUSCO: Right.

MR. PETRO: I think that before any construction starts that driveway for lot number 3 would be in place. Obviously, you can't, it may seem like a simple comment, but it should be on the plan.

MR. EDSALL: I'm also concerned about having more than that, having the through drive removed. We don't want to have the cross driveway going across lot 2 when they are attempting to build and have that being used for access. So we should eliminate also the old driveway.

MR. PETRO: Follow what he is saying, new driveway for

lot 3 be installed and the old driveway be removed, the part that is not being used.

MR. VAN LEEUWEN: Old driveway can't be removed.

MR. PETRO: The part that is not being used.

MR. BABCOCK: Prior to.

MR. EDSALL: Prior to the first building permit would be fine.

MR. MUSCO: Just need access. You don't need complete, all right, that is no problem.

MR. VAN LEEUWEN: We have to do that.

MR. MUSCO: I was going to have the walls up when we got approval.

MR. PETRO: I don't think there is any other problems, schedule you for a public hearing, you'll be back in two weeks and that will be about it.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ **Branch Office**
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

REVIEW NAME: MUSCO MINOR SUBDIVISION
PROJECT LOCATION: WILLOW AVENUE AND NYS ROUTE 94
SECTION 45-BLOCK 1-LOT 46
PROJECT NUMBER: 95-7
DATE: 22 FEBRUARY 1995
DESCRIPTION: THE APPLICATION INVOLVES THE SUBDIVISION OF
THE EXISTING 6.74 +/- ACRE PARCEL INTO FOUR (4)
SINGLE-FAMILY RESIDENTIAL LOTS. THE PLAN WAS
REVIEWED ON A CONCEPT BASIS ONLY.

1. The property is located within the R-4 Zoning District. The "required" information shown on the bulk table appears correct for the zone and use group. The table should be expanded to reflect the minimum livable area requirement of 1,000 square feet.

Each lot appears to comply with the minimum bulk requirements, although it should be noted that the lot width is being measured at the building line (as is currently allowed by the Code).

2. An affirmative way of removing the old driveway through Lots 1, 2 and 3 (as indicated on the plan) should be discussed. One recommendation may be that the driveway be relocated to Willow Avenue, with the other driveway removed (as shown), prior to a certain action (i.e. filing of the map, first building permit, etc.).
3. The Planning Board may wish to assume the position of **Lead Agency** under the SEQRA process.
4. The Planning Board should determine if a **Public Hearing** will be necessary for this **minor subdivision**, or if same can be waived per Paragraph 4.B of the Subdivision Regulations.

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS
PAGE 2**

REVIEW NAME: MUSCO MINOR SUBDIVISION
PROJECT LOCATION: WILLOW AVENUE AND NYS ROUTE 94
SECTION 45-BLOCK 1-LOT 46
PROJECT NUMBER: 95-7
DATE: 22 FEBRUARY 1995

5. At such time that the Planning Board has made further review of this application, **further engineering reviews** and comments will be made, as deemed necessary by the Board.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:MUSCO.mk

P.B. #95-7 Application fee (\$50.00) Escrow (\$600.00)

3414

MUSCO FOLDING PARTITION CO.

610 BLOOMING GROVE TURNPIKE
NEW WINDSOR, NY 12550

29-1/213

PAY
TO THE
ORDER OF

Town of New Windsor
Six Hundred fifty ⁰⁰/₁₀₀

\$ 650 ⁰⁰/₁₀₀

DOLLARS



MUSCO

FOR Sub Division App - \$50.00 - Escrow 600 -

R. M. M.

SECTION 45 "003414" "021300019" 52210 13028"
Block 7 - Lot 46

P.B. # 95-7

NAME: Musco Folding Partition Co.

For: DANTE MUSCO Subdivision

FOR: Escrow \$600.00

Application fee 50.00
(Should go to Town Clerk)

TOTAL DEPOSIT: \$650.00

AMOUNT OF CHECK: \$650.00
#3414

COMPTROLLER

NO. 95-7

February 16, 1995

Planning Board
Town Hall

555 Union Ave.
New Windsor, N.Y. 12553

RECEIVED FROM Musco Folding Partition Co.

Six Hundred Fifty 00/100 DOLLARS

Escrow \$600.00 Application fee \$50.00

Account Total \$ 650.00

Amount Paid \$ 650.00 CK3414

Balance Due \$ -0- Mural Mason, Secy to the P.B.

"THE EFFICIENCY LINE" AN AMPAD PRODUCT

ZIMMERMAN

95-7
RECEIVED FEB 16 1995

ENGINEERING & SURVEYING, P.C.

Route 17M

Harriman, N.Y. 10926

(914) 782-7976

FAX: 782-3148

GERALD ZIMMERMAN P.E. L.S.

NOTICE OF TRANSMITTAL

DATE February 10, 1995

TO Town of New Windsor
Planning Board
555 Union Avenue
New Windsor, NY 12553

JOB NUMBER 94-43

RE Subdivision for Dante Musco

WE ARE FORWARDING YOU THE FOLLOWING

- Application Form
- Proxy Statment
- Short EAF
- Minor Subdivision Check List
- Check in the amount of \$650.00(\$50.application fee
\$600. for escrow account)
- 14 copies of subdivision plans dated 2/6/95

REMARKS Please place this on your February 22, 1995 Planning Board agenda.

COPY TO Mr. Dante Musco, w/enc.

SIGNED





TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 95 - 7

DATE PLAN RECEIVED: RECEIVED MAY - 3 1995 Rev 1

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by _____
_____ for the building or subdivision of _____
_____ has been
reviewed by me and is approved ☒ _____
disapproved ☐ _____

If disapproved, please list reason The stone wall on
Willow Lane has to be done away with. Don
Approving this subdivision under the conditions
that this does

5/25/95 I spoke with
skip about this and told
him this was ready to be
stamped and that he had
already approved it in February.
He said it was O.K. to let it
go as is. This concern was the
driveway width was not enough.

Fred G. Hoff 5/23/95
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

stone wall is going to curve in and widen. (2)

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 8 May 1995

SUBJECT: Musco Subdivision

Planning board Reference Number: PB-95-7

Dated: 3 May 1995

Fire Prevention Reference Number: FPS-95-026

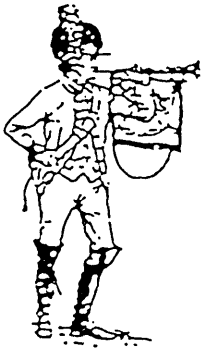
A review of the above referenced subject subdivision plan was conducted on 5 May 1995.

This subdivision plan is acceptable.

Plans Dated: 1 May 1995 Revision 2

Robert F. Rodgers, C.C.A. (mvz)
Robert F. Rodgers, C.C.A.

RFR/mvz



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 95-7

DATE PLAN RECEIVED: RECEIVED MAY - 3 1995 Rev1

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

Zimmerman eng- for the building or subdivision of

Dante Musco. has been

reviewed by me and is approved _____

~~disapproved~~ _____

~~If disapproved, please list reason~~ _____

water is available on either Rt. 94 or
willow lane -

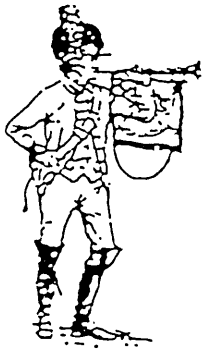
HIGHWAY SUPERINTENDENT DATE

Steve D.D. - Camo 5-8-95
WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553



1763

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: **95- 7**

DATE PLAN RECEIVED: **RECEIVED FFB 16 1995**

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by _____
_____ for the building or subdivision of _____
_____ has been
reviewed by me and is approved ☒ _____
disapproved _____.

If disapproved, please list reason _____

74 ayd *2/23/95*
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF New Windsor P/B # -

WORK SESSION DATE: 18 Jan 1995 APPLICANT RESUB.
REAPPEARANCE AT W/S REQUESTED: No REQUIRED: Full

PROJECT NAME: Dante Musco

PROJECT STATUS: NEW X OLD

REPRESENTATIVE PRESENT: Georg Zimmerman

MUNIC REPS PRESENT: BLDG INSP. X
FIRE INSP. X
ENGINEER X
PLANNER
P/B CHMN.
OTHER (Specify) No Ladies

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- Make rd frontage 60'
- complete bulk table
- make lot 100' wide
- provide culvert or swale as req'd by Hwy Supd

next avail agenda
after app

4MJE91 pbwsform

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM



1763

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 95- 7

DATE PLAN RECEIVED: RECEIVED FEB 16 1995

The maps and plans for the Site Approval Dante Musco

Subdivision _____ as submitted by

Gerald Zimmerman Eng. for the building or subdivision of

_____ has been

reviewed by me and is approved ☒

~~disapproved~~ _____

~~If disapproved, please list reason~~ _____

Check with water dept on collections -

diameter of pipe along on site plan.

HIGHWAY SUPERINTENDENT DATE

Steve DiDio - CAMO- 2-21-95

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



1765

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

FAX MEMO

TO: Gerald Zimmerman
ATTN: _____
FAX NUMBER: 782-3148
NUMBER OF PAGES (INCLUDING COVER SHEET) 2
FROM: Myra
DATE SENT: 2-22-95 TIME SENT: _____

MESSAGE: _____

Please contact Steve DiDio
at 563-4636 to discuss the
attached.

Thank you,
Myra

TELEPHONE OR FAX ACKNOWLEDGEMENT OF THIS TRANSMISSION IS
REQUESTED:

YES _____ NO ✓

INTER OFFICE CORRESPONDENCE

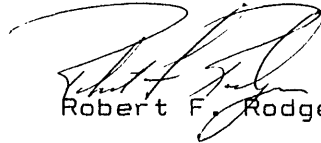
TO: TOWN PLANNING BOARD
FROM: TOWN FIRE INSPECTOR
DATE: 22 FEBRUARY 1995
SUBJECT: MUSCO SUBDIVISION

PLANNING BOARD REFERENCE NUMBER: PB-95-7
DATED: 16 FEBRUARY 1995
FIRE PREVENTION REFERENCE NUMBER: FPS-95-11

A review of the above referenced subject subdivision plan was conducted on 22 February 1995.

This subdivision plan is acceptable.

Plans Dated: 6 February 1995

A handwritten signature in black ink, appearing to read "Robert F. Rodgers".

Robert F. Rodgers; CCA



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ Main Office
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New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

13

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF NEW WINDSOR P/B # 95--2
WORK SESSION DATE: 15 FEB '95 APPLICANT RESUB.
REAPPEARANCE AT W/S REQUESTED: No REQUIRED: Full App
PROJECT NAME: Dante Musco.
PROJECT STATUS: NEW _____ OLD _____
REPRESENTATIVE PRESENT: Anthony Vioraro (Zimmerman)
MUNIC REPS PRESENT: BLDG INSP. X
FIRE INSP. X
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- need min live storage area 100.
- make 60' uniform re flag.

next avail
agenda

4MJJE91 pbwsform

95-7

RECEIVED FEB 16 1995

Planning Board
 Town of New Windsor
 555 Union Avenue
 New Windsor, NY 125530

(This is a two-sided form)

APPLICATION FOR SITE PLAN, SUBDIVISION PLAN,
 OR LOT LINE CHANGE APPROVAL

1. Name of Project Subdivision for Dante Musco
2. Name of Applicant Dante Musco Phone (914) 565-5275
 Address 610 Blooming Grove Tpk.; New Windsor, NY 12553
 (Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record Same as above Phone _____
 Address _____
 (Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan & Surveying, P.C. Zimmerman Engineering Phone (914) 782-7976
 Address Route 17M; Harriman, NY 10926
 (Street No. & Name) (Post Office) (State) (Zip)
5. Attorney _____ Phone _____
 Address _____
 (Street No. & Name) (Post Office) (State) (Zip)
6. Person to be notified to represent applicant at Planning
 Board Meeting Zimmerman Engineering & Surveying, P.C. Phone (914) 782-7976
 (Name)
7. Location: On the Westerly side of Willow Avenue
 (Street)
~~XXXX~~ At the intersection
~~XXXX~~ (Direction)
 of N.Y.S. Route 94
 (Street)
8. Acreage of Parcel 6.74 9. Zoning District R-4
 9A. School District _____
10. Tax Map Designation: Section 45 Block 1 Lot 46
11. This application is for Minor Subdivision

12. Has the Zoning Board of Appeals granted any variance or a Special Permit concerning this property? No

If so, list Case No. and Name _____

13. List all contiguous holdings in the same ownership
Section _____ Block _____ Lot(s) _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT
(Completion required ONLY if applicable)

COUNTY OF ORANGE
SS.:
STATE OF NEW YORK

_____ being duly sworn, deposes and says
that he resides at _____
in the County of _____ and State of _____
and that he is (the owner in fee) of _____

(Official Title)
of the Corporation which is the Owner in fee of the premises
described in the foregoing application and that he has authorized
_____ to make the foregoing
application as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND
INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE
SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

9th day of February 1995

Debra A. Low

Notary Public
DEBRA A. LOW

Notary Public, State of New York

Qualified in Orange County

Reg. No. 4043544

Commission Expires 10/31/96

[Signature]
(Owner's Signature)

[Signature]
(Applicant's Signature)

owner
(Title)

PROJECT I.D. NUMBER

95-7
RECEIVED FEB 16 1995
SEQR

617.21

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR Dante Musco	2. PROJECT NAME Subdivision for Dante Musco
3. PROJECT LOCATION: Municipality New Windsor County Orange	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) The project is located on the westerly side of Willow Avenue at the intersection of N.Y.S. Route 94.	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: This project is a four (4) lot subdivision of 6.74 ± acres of land. The lots are to be served by municipal water and sewer. Three of the lots will have new houses (Lots 1, 2 & 4). Lot No. 3 will contain an existing house. The lots will range in size from 1.07 ± acres to 2.74 ± acres.	
7. AMOUNT OF LAND AFFECTED: Initially 6.74 acres Ultimately 6.74 acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: Dante Musco	Date: 2-9-95
Signature: <i>Gerald J. J. Engle</i>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF. <input type="checkbox"/> Yes <input type="checkbox"/> No	
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input type="checkbox"/> No	
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)	
C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:	
C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:	
C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:	
C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:	
C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:	
C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:	
C7. Other Impacts (including changes in use of either quantity or type of energy)? Explain briefly:	
D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly	

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:	
_____ Name of Lead Agency	
_____ Print or Type Name of Responsible Officer in Lead Agency	_____ Title of Responsible Officer
_____ Signature of Responsible Officer in Lead Agency	_____ Signature of Preparer (if different from responsible officer)
_____ Date	

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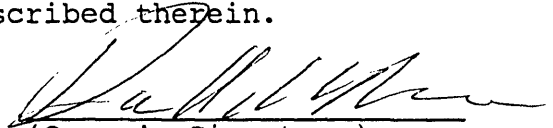
95 - 7

PROXY STATEMENT
for submittal to the
TOWN OF NEW WINDSOR PLANNING BOARD

Dante Musco, deposes and says that he
resides at 610 Blooming Grove Tpk., New Windsor, NY 12553
(Owner's Address)
in the County of Orange
and State of New York
and that he is the owner in fee of Tax Lot: Section 45, Block 1, Lot 46

which is the premises described in the foregoing application and
that he has authorized Zimmerman Engineering & Surveying, P.C.
to make the foregoing application as described therein.

Date: Feb. 9, 1995


(Owner's Signature)


(Witness' Signature)

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF
THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT
AND/OR OWNER AT THE MEETINGS.

TOWN OF NEW WINDSOR PLANNING BOARD

MINOR SUBDIVISION CHECKLIST

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. X Environmental Assessment Statement
- *2. X Proxy Statement
3. X Application Fees
4. X Completed Checklist

II. The following checklist items shall be incorporated on the Subdivision Plat prior to consideration of being placed on the Planning Board Agenda.

1. X Name and address of Applicant.
- *2. X Name and address of Owner.
3. X Subdivision name and location.
4. X Tax Map Data (Section-Block-Lot).
5. X Location Map at a scale of 1" = 2,000 ft.
6. X Zoning table showing what is required in the particular zone and what applicant is proposing.
7. N/A Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
8. X Date of plat preparation and/or date of any plat revisions.
9. X Scale the plat is drawn to and North Arrow.
10. X Designation (in title) if submitted as Sketch Plan, Preliminary Plan or Final Plan.
11. X Surveyor's certification.
12. X Surveyor's seal and signature.

*If applicable.

RECEIVED FEB 16 1995

13. X Name of adjoining owners.
14. N/A Wetlands and 100 foot buffer zone with an appropriate note regarding D.E.C. requirements.
- *15. N/A Flood land boundaries.
16. N/A A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
17. X Final metes and bounds.
18. X Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical centerline of the street.
19. N/A Include existing or proposed easements.
20. N/A Right-of-Way widths.
21. N/A Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
22. X Lot area (in square feet for each lot less than 2 acres).
23. X Number the lots including residual lot.
24. N/A Show any existing waterways.
- *25. N/A A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
26. Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
27. X Show any existing or proposed improvements, i.e., drainage systems, waterlines, sewerlines, etc. (including location, size and depths).
28. Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.


*If applicable.

29. N/A Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
30. N/A Provide "septic" system design notes as required by the Town of New Windsor.
31. X Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
32. X Indicate percentage and direction of grade.
33. X Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
34. X Provide 4" wide x 2" high box in area of title block (preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.
35. N/A Indicate location of street or area lighting (if required).

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

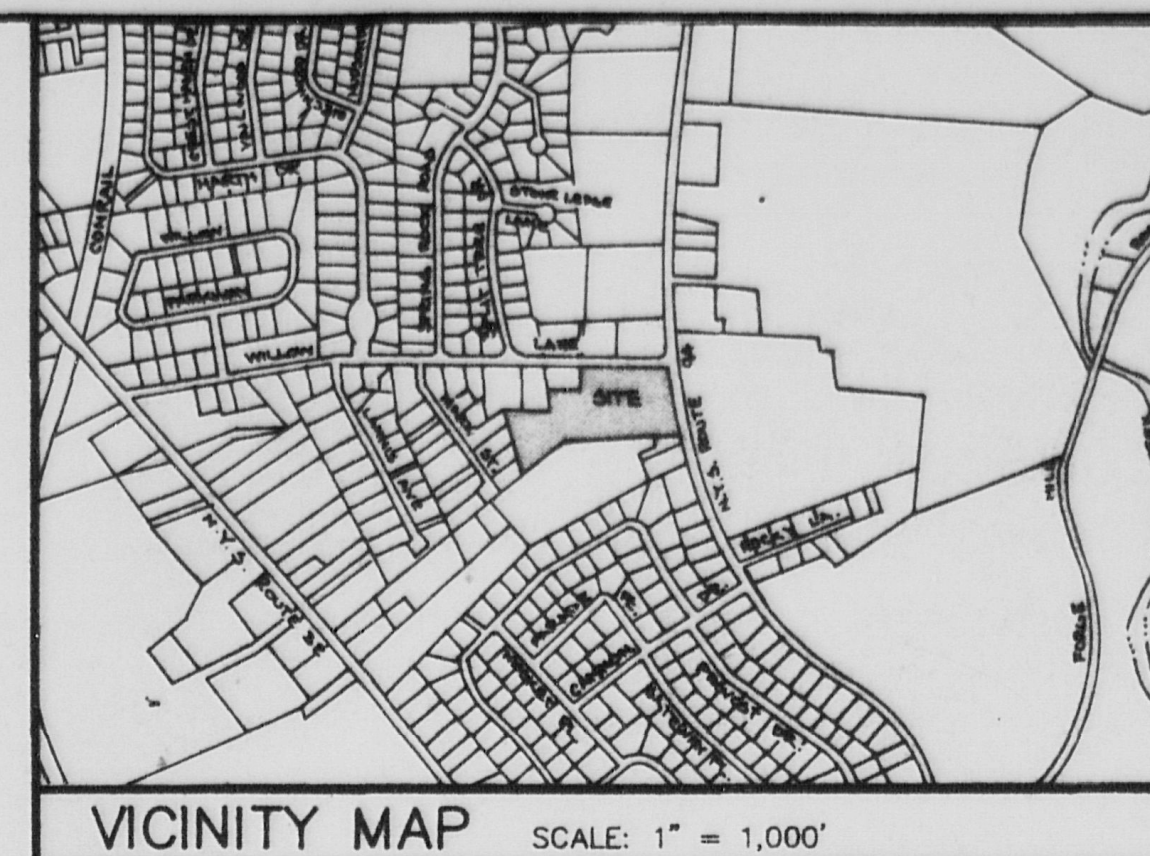
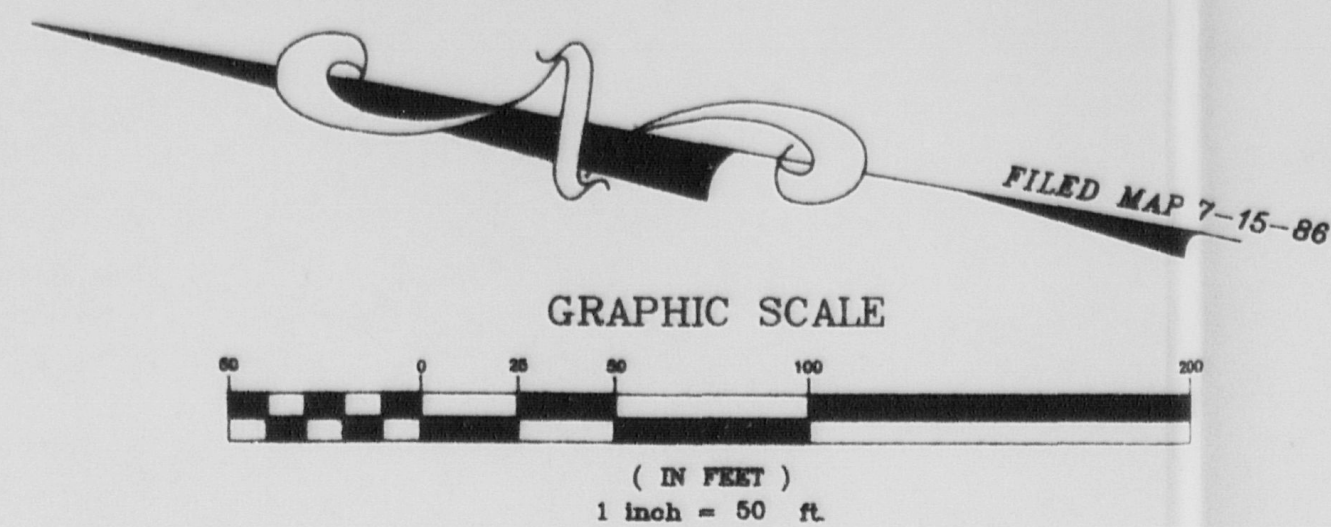
PREPARER'S ACKNOWLEDGEMENT:

The plat for the proposed subdivision has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: 
Licensed Professional

Date: 2/9/95

**PREVIOUS
DOCUMENTS
IN POOR
ORIGINAL
CONDITION**



ZONING DATA

DISTRICT: R-4

PROVIDED

REQUIRED	LOT NO. 1	LOT NO. 2	LOT NO. 3	LOT NO. 4
MINIMUM LOT AREA = 15,000 S.F.	1.08± AC.	1.07± AC.	1.85± AC.	2.74± AC.
MINIMUM LOT WIDTH = 100'	130'	120'	155'	180'
MINIMUM FRONT YARD = 35'	227'	235'	153'	360'
MINIMUM SIDE YARD = 15'/30'	38'/80'	17'/60'	40'/118'	60'/130'
MINIMUM REAR YARD = 40'	120'	122'	191'	210'
MINIMUM LOT FRONTAGE = 60'	100'	100'	138.68'	60'
MAX. LOT COVERAGE = 30%				
MAX. BUILDING HEIGHT = 35'				
MIN. LIVABLE FLOOR AREA = 1,000 SF				

TAX MAP NO.

SECTION: 45
BLOCK: 1
LOT: 46

DEED

LIBER: 2275
PAGE: 559

RECORD OWNER & SUBDIVIDER

DANTE MUSCO
610 BLOOMING GROVE TURNPIKE
NEW WINDSOR, NEW YORK 12553

TOTAL TRACT AREA

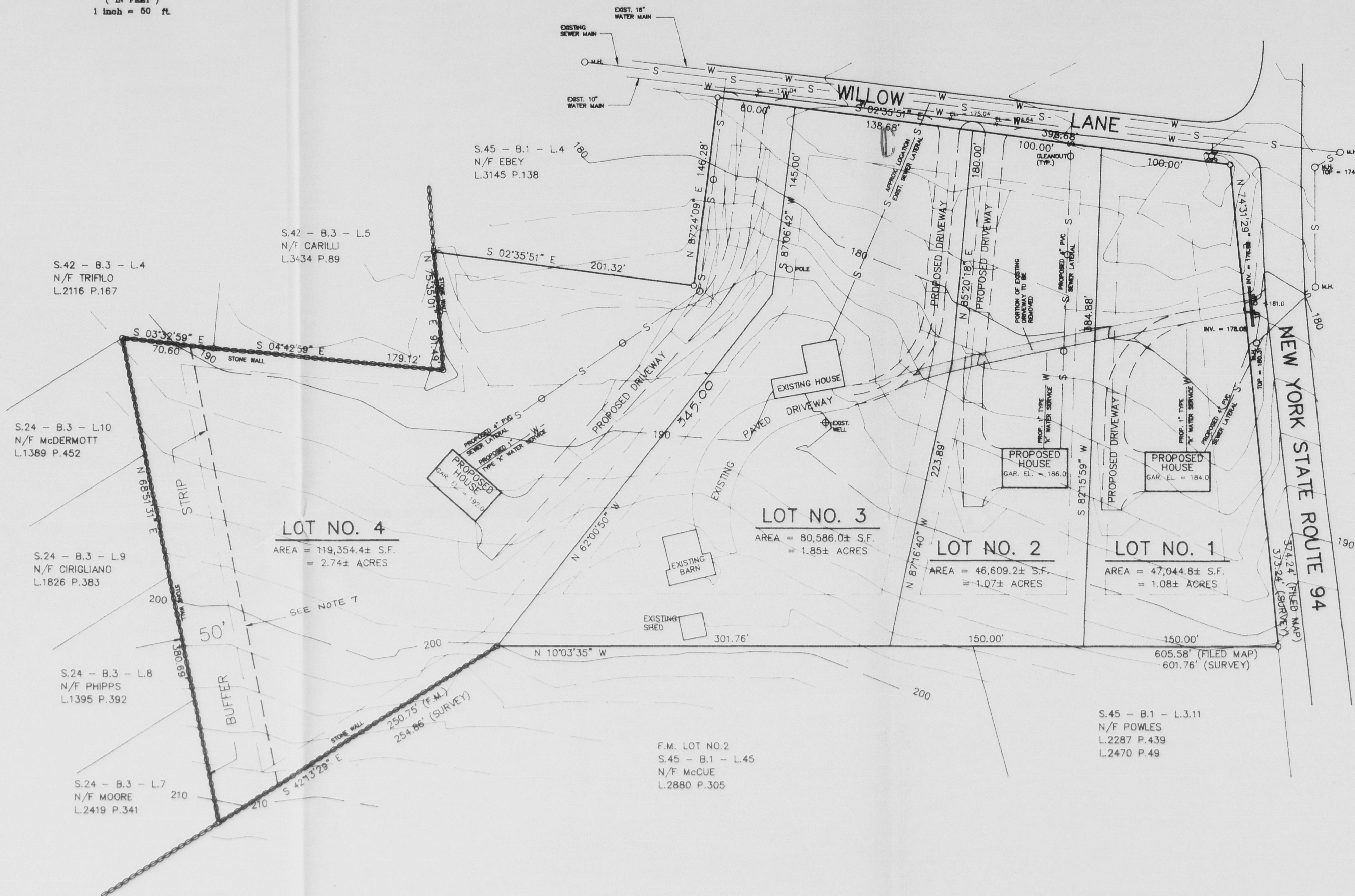
6.74± ACRES

MAP REFERENCE

LOT NO. 3 ON A MAP ENTITLED "SUBDIVISION LANDS OF DANTE MUSCO" TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK. FILED IN THE O.C.C.O. AS MAP NO. 7718 ON 7-15-86.

NOTES

- TOTAL NUMBER OF LOTS = 4
- LOTS TO BE SERVED BY MUNICIPAL WATER AND SEWER.
- THERE SHALL BE NO FURTHER SUBDIVISION OF LOTS 1, 2, 3, AND 4.
- WHERE THE PROPOSED DRIVEWAYS FOR LOTS 2, 3 & 4 ENTER WILLOW L.A. CULVERTS OR SWALES SHALL BE INSTALLED AS REQUIRED BY THE TOWN OF NEW WINDSOR HIGHWAY SUPERINTENDENT.
- TOPOGRAPHY BASED ON U.S.G.S. DATUM AND FIELD RUN ON 1-19-95.
- THE EXISTING DRIVEWAY THROUGH LOTS 1, 2, AND 3 SHALL BE RELOCATED TO WILLOW LANE PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT.
- THERE SHALL BE NO CONSTRUCTION OF ANY STRUCTURES WITHIN THE 50 FOOT BUFFER STRIP; ALL MAJOR TREES IN THIS AREA SHALL BE PRESERVED.



TOWN APPROVAL BOX

I HEREBY CERTIFY THAT THE SEWAGE & WATER FACILITIES SHOWN ON THIS PLAT HAVE BEEN DESIGNED IN ACCORDANCE WITH THE STANDARDS & REQUIREMENTS PROMULGATED BY THE N.Y.S. DEPT. OF HEALTH & ENVIRONMENTAL CONSERVATION FOR RESIDENTIAL LOTS & FURTHER THAT SUCH DESIGN IS BASED UPON ACTUAL SOIL & SITE CONDITIONS FOUND UPON SUCH LOT AT THE DESIGN LOCATION AT THE TIME OF SUCH DESIGN.

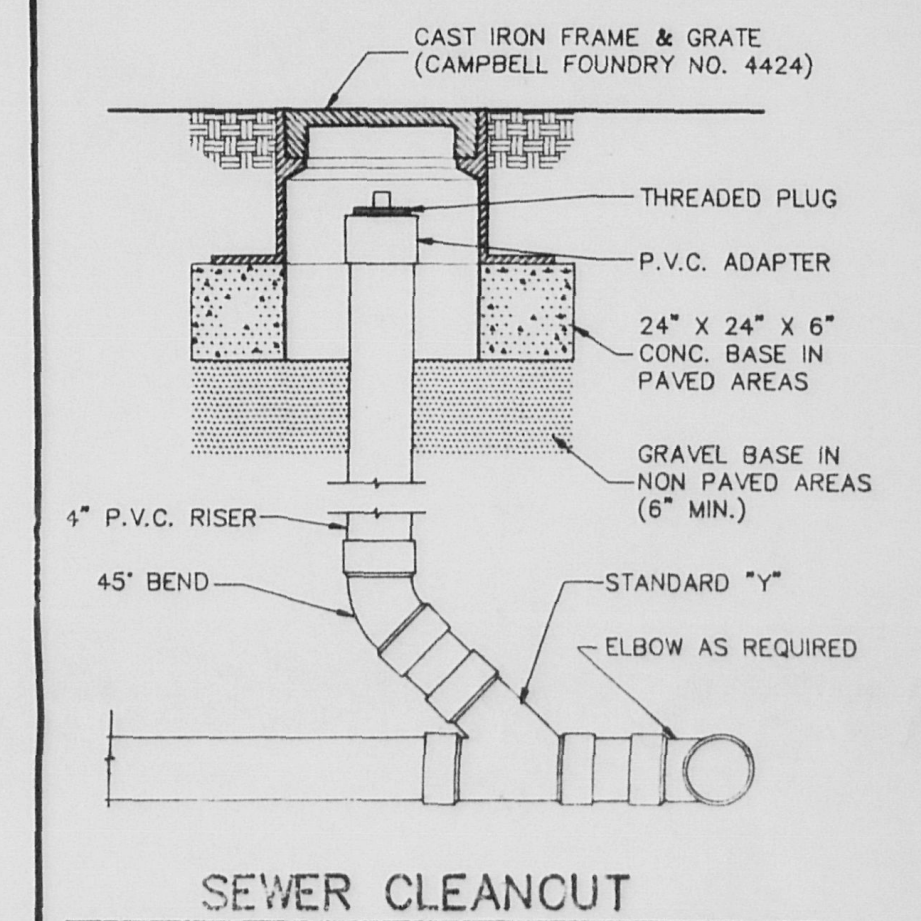
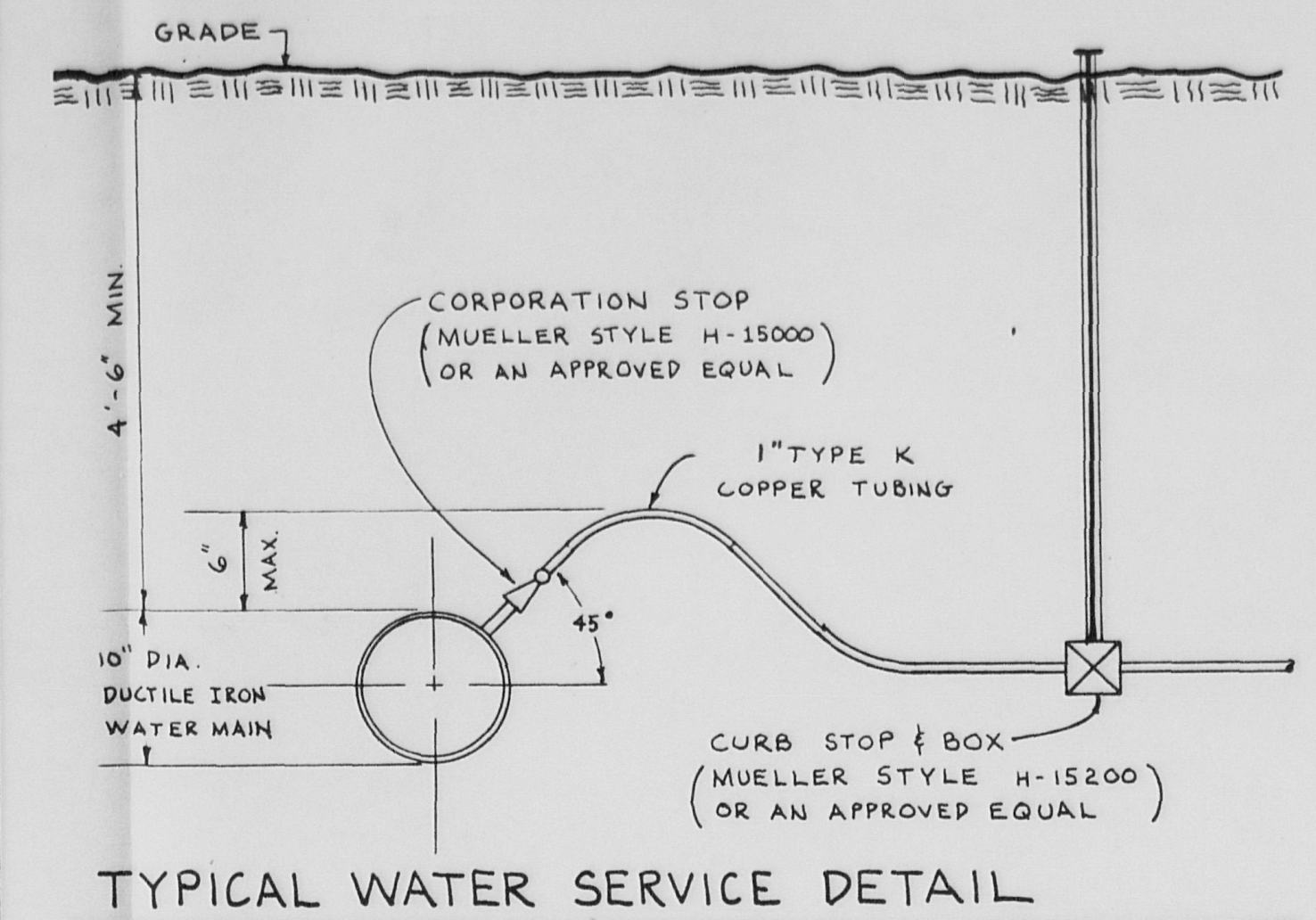
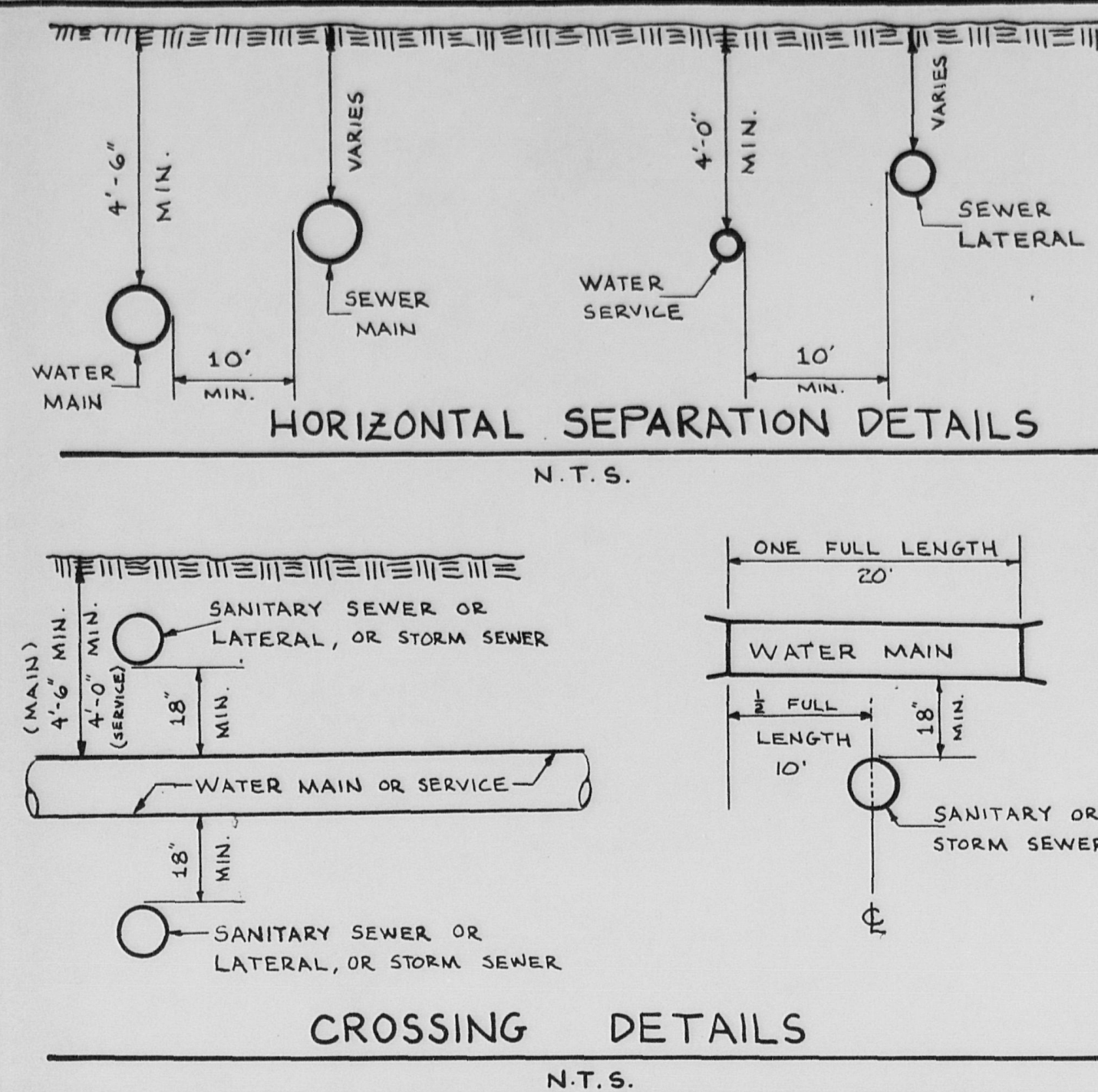
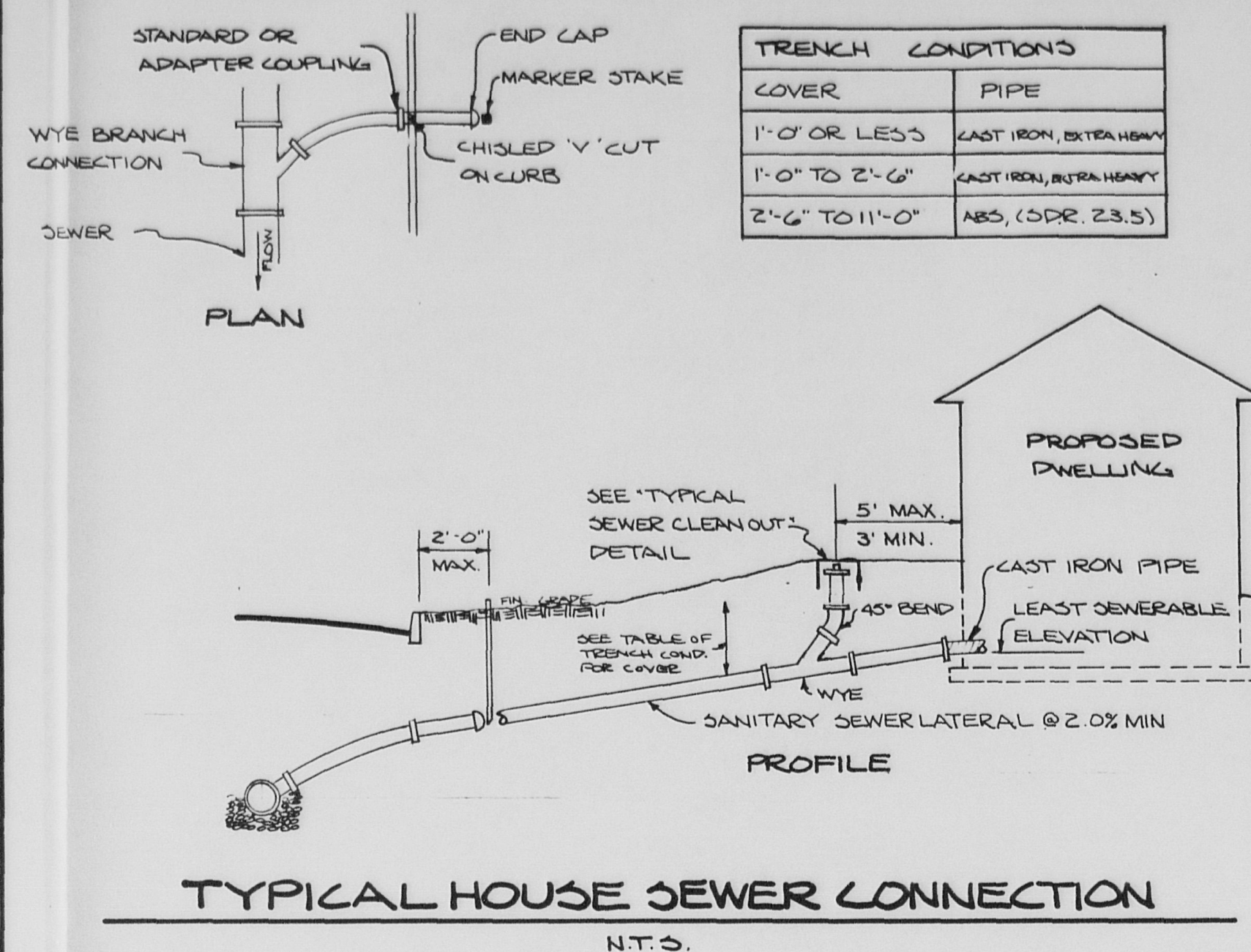
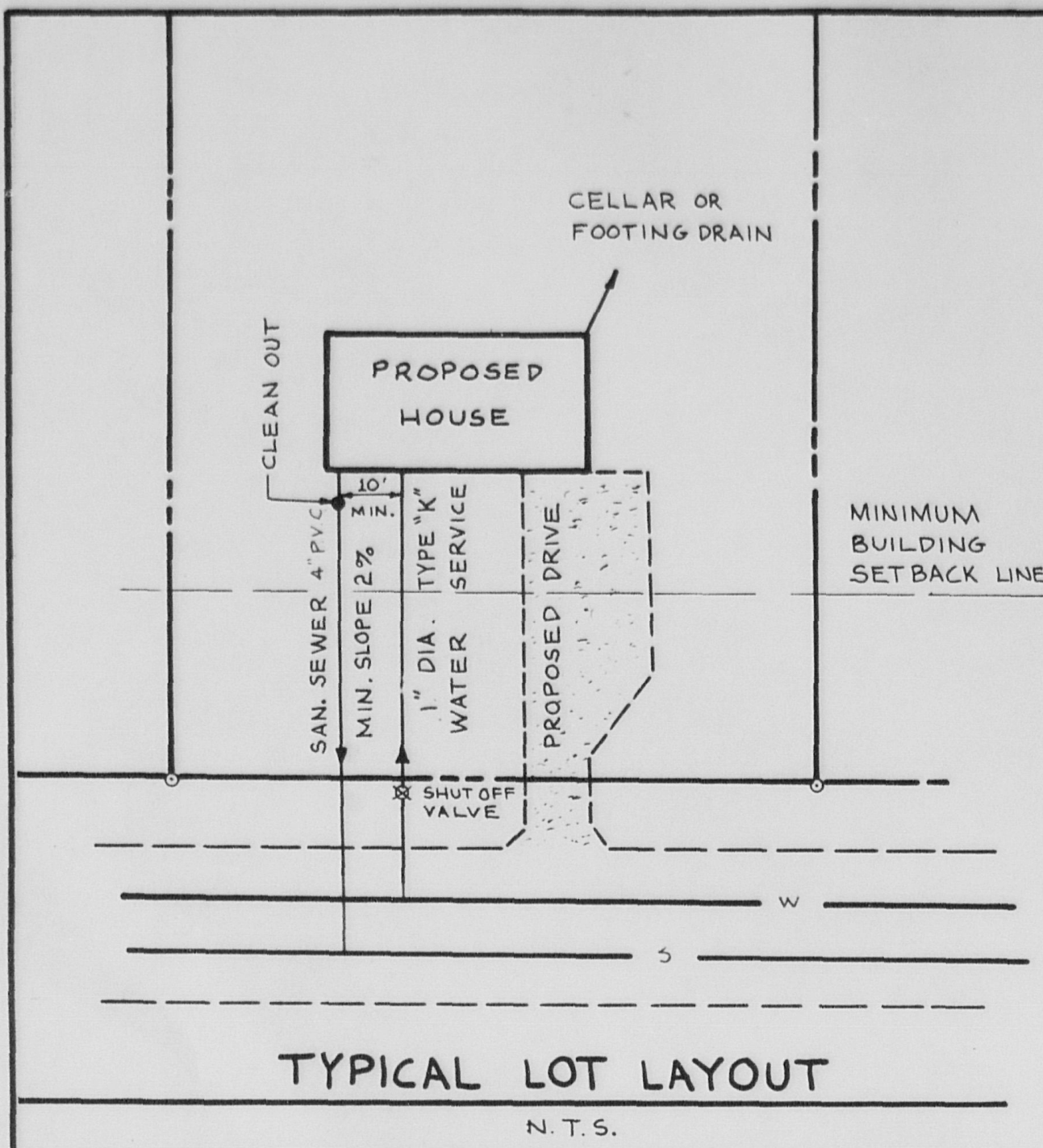
I HEREBY CERTIFY THAT THIS MAP SHOWS THE RESULT OF AN ACTUAL FIELD SURVEY COMPLETED ON 1-19-95



REVISIONS:
FEBRUARY 24, 1995
MAY 1, 1995

SUB DIVISION APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON JUN 27 1995
BY [Signature]
Henry P. V. [Signature]
Secretary

SHEET NO. 1 OF 2	SUBDIVISION FOR DANTE MUSCO TOWN OF NEW WINDSOR ORANGE COUNTY, NEW YORK
SCALE: 1" = 50'	
DATE: FEBRUARY 6, 1995	
JOB NO. 94-43 DRAWN BY: J.F.	
ZIMMERMAN ENGINEERING & SURVEYING, P.C. ROUTE 17M HARRIMAN, NEW YORK 10926 PHONE: (914) 782-7976	



TOWN APPROVAL BOX



REVISIONS:
FEB 24, 1995
MAY 1, 1995

SUB DIVISION APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON JUN 27 1995
BY *[Signature]*
Henry P. VanLeeuwen,
Secretary

SHEET NO. 2 OF 2

SCALE: AS NOTED

DATE: FEBRUARY 6, 1995

JOB NO. 94-43 DRAWN BY: J.F.

DETAILS

SUBDIVISION
FOR
DANTE MUSCO

TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

ZIMMERMAN ENGINEERING & SURVEYING, P.C.
ROUTE 17M
HARRIMAN, NEW YORK 10926
PHONE: (914) 782-7976